

## Stockbridge Planning Commission Minutes

August 21, 2018

DRAFT

**Commissioners present:** Suzanne Butterfield, Louis Chap, Bill Edgerton, Joanne Mills, Todd Trzaskos, David Walls.

**Members of the public present:** Alice Walls.

**Others present:** Lee Ann Isaacson; Zoning Administrator and Selectboard member, Mark Pelletier, Selectboard member.

**Meeting called to order:** 7:05 p.m.

**Review of Agenda:** No Changes.

**Review of August 7 , 2018 Meeting Minutes:** The minutes were approved.

**Citizen Speak:** None

### Old Business:

#### Zoning Bylaws Updated Draft Review:

Chair Bill Edgerton distributed updated copies of the draft Stockbridge Zoning Bylaws dated August, 2018, having incorporated the edits and amendments agreed to at the prior meeting, along with additional discretionary amendments which will subsequently be reviewed and voted upon by the Commission.

The Commission proceeded with a final pass through the Zoning Bylaws draft to review Commissioner Edgerton's additional amendments, as well as to reconfirm consensus on key items in the document. Highlights are as follows:

1: There was significant discussion over the wording in section '1.3 Effective Date' (for the Zoning Bylaws).

“1.3 Effective Date These Bylaws or any amendments thereto, shall become effective twenty-one (21) days after their adoption by a vote of the Town of Stockbridge by Australian Ballot.”

It was noted that at the March 6, 2018 Town Meeting, that under Article 9 a non-binding “show of hands” and then a paper ballot vote was taken in response to the Selectboard request to determine the Town Meeting's views on whether it was in favor of changing the Bylaws adoption process from a Selectboard-approval process to an Australian ballot vote by the residents of the town. By a show of hands and then by paper ballot a majority of those voting at Town Meeting favored changing the approval process to one by Australian ballot. Selectboard member Mark Pelletier pointed out that the Selectboard recently voted to change the approval process to one by Australian ballot for the current Zoning Bylaws under consideration. He said that this vote (to use the Australian ballot process) did not bind the town in the future. After further discussion the Commission agreed the wording in the August, 2018 draft was consistent with the Selectboard's position and did not need to be amended.

2: All six items listed as “Uses Requiring an Administrative Permit...” listed under item B of section 3.4 will be added to sections 3.5, 3.6, 3.7 and 3.8. This item was approved by a vote.

- 3: Under item 17 “Retail Establishment under 4000 sf...” the Commission reconfirmed the replacement of a 500 foot maximum lot depth with the wording “with frontage on VT 100 or VT 107”.
- 4: A definition was added Temporary Structures and approved by a vote.
- 5: A definition was added for Farmer’s Market, and approved by a vote.
- 6: It was agreed that references to ‘Light Industrial’ will be converted to ‘Light Industry’.
- 7: Under the definition of Personal/Professional Services, the word “including” will be changed to “such as”.
- 8: Under the definition of Retail Establishment, the word “include” will be changed to incorporate the wording “such as”.
- 9: Under the definition of Structure, the wording “less than 100 square feet” will be changed to “up to 100 square feet”.
- 10: A definition is needed for ‘Wholesale Distributor’.
- 11: A definition needs to be added for Accessory Dwelling with the wording “See Dwelling, Accessory”.
- 12: Under the definition ‘Dwelling, Accessory’, a period needs to be removed before the colon.
- 13: Under the definition ‘Dwelling Unit’, there are currently 2 colons rather than one.
- 14: Under 5.11-f, the dash will be changed to a colon.

After additional discussion, Commissioner Butterfield moved to approve the August 2018 Draft Bylaws as amended and edited. Commissioner Chap seconded the motion and the Commission voted 5 - 0 in the affirmative. (Commissioner Mills did not vote as she had left the meeting earlier in the evening.)

The Commission proceeded to a discussion of the Planning Commission’s public hearing. The overall goal is to have the town vote on the adoption of the Bylaws in conjunction with the general election on November 6th. Mark Pelletier pointed out that the Selectboard needed time for their own review, public hearing and vote on the document. To best accommodate the time required for meeting warnings and revisions, it was decided to hold the Planning Commission’s public hearing on September 18th at 7:00 pm at the Stockbridge Meeting house (assuming it is available) in the basement area as this venue worked well at the last Commission’s previous forum on the Bylaws held May 30, 2017. Light refreshments will be served.

**New Business:**

None

**Next Scheduled Meeting:** September 11th, 2018

**Meeting Adjourned:** 8:40 p.m.

Faithfully Submitted, David Walls, Scribe