

Planning Commission Meeting Minutes

June 17th, 2024

Attendees: Jeanne G. Paul L., Mark V., Beth R., Lisa M., Noah B.

Virtual attendees: Joel C., Bruce W., Anne B., Mike S., and Roger & Kathryn M.

Call to Order

- The meeting was called to order by Jeane G., seconded by Mark V., at 5:33 P.M.

Update Agenda

- Discussed changes to the Open Meeting Law.

Public Comment

- No public comments were made.

All Hazards Mitigation Plan

- Paul provided a detailed update on his progress with the Hazard Mitigation Plan. He outlined recent changes and improvements, particularly those related to the latest FEMA guidelines. Paul also addressed the town's vulnerabilities, identifying key areas of concern and potential risks. His update included specific strategies to mitigate these risks and enhance the town's resilience to natural disasters and other hazards. Additionally, Paul discussed the implementation timeline for these changes and the expected benefits for the community.

Zoning Administrator Report

- Beth reported receiving two new permits and informed the board about her proposal to send a letter to residents concerning zoning violations. She outlined the key points of the letter, emphasizing its importance for maintaining community standards and compliance.

- Additionally, Beth announced that CAI provided an updated version of the executable file for the town's tax maps. This update aims to improve the accuracy and usability of the tax maps, facilitating better property management and planning for the town. She highlighted the benefits of this update and how it would enhance the efficiency of the town's administrative processes.

Zoning Bylaw Review

- Joel has been diligently revising the zoning bylaw, incorporating additional language to align with updated state laws. His efforts ensure that the bylaw remains compliant with current legal standards and addresses emerging regulatory requirements.
- Joel made significant updates to the signs section of the zoning bylaw, reflecting both state mandates and best practices. These changes aim to clarify guidelines for signage within the community, enhance the aesthetic quality of public spaces, ensure safety, and provide clear directives for businesses and residents regarding sign placement, size, and design.
- He presented these updates to the board, explaining the rationale behind each change and how it will benefit the community. Joel also outlined the next steps for finalizing the revisions and implementing the updated bylaw, ensuring a smooth transition and effective communication with all stakeholders.

Position on Basil Hill Road

- Lisa Moore presented a comprehensive written report addressing the issues concerning Basil Hill Road. The board will review the document thoroughly and consider taking a formal stance on the proposed new solar farm in that area.
- Several residents, along with board members, expressed a desire to formally address the situation regarding the Basil Hill Road property.
- Mark V. made a motion to draft and send a letter to the petitioner, articulating the board's position and concerns. Jeane G. seconded the motion. The board will proceed with drafting the letter, ensuring it reflects the collective views and considerations discussed.

Other Business

- Mark inquired whether residents are required to submit a permit for the installation and use of generators. In response, Beth and Joel clarified that concerned residents should indeed submit a permit to the town for review by the Zoning Administrator.
- Beth further emphasized the need to review and incorporate a dedicated section on energy regulations within the Zoning Bylaws. This addition would provide clear guidelines for the use of generators and other energy-related installations, ensuring compliance with safety standards and promoting sustainable energy practices within the community.

Approve Minutes of Previous Meeting

- The minutes of the previous meeting were approved by Mark V., seconded by Jeane G.

Adjourn

- Anne B. made a motion to adjourn the meeting, and Mark V. seconded. The meeting adjourned.