

**Planning Commission Minutes**  
**Tuesday, June 18, 2019**

**Members Present:** Marcey Carver, Ted Unkles, Sarah Pushee and Ron Huntington  
**Absent:** Monique Priestley  
**Clerk:** Marcey Carver  
**Visitors:** Kevin Geiger (TRORC) and Bob Wing

1. **Call to Order:** Carver opened the meeting at 7:00 p.m.
2. **Zoning Bylaw Hearing:** Bob Wing provided Commission with message from Byron Kidder and he read the letter aloud. Kidder's letter is attached to these minutes. Wing raised issue about requiring that building be substantially completed within 3 years of issuance of permit as there may be times when a resident needs to build slowly due to affordability. Wing had issue with setback described on page 14 of the draft being from the center of the road rather than the edge of the front property line. Wing also pointed out on page 45 that the smaller lots in the residential zone that had either town water or town water and town sewer had the same setbacks as the 1 acre minimum lots that had no water or sewer. Wing also said that he was unable to find maps in the town office. As there were no further comments, the hearing was closed at 7:15pm.
3. **Zoning Bylaw Update:** Carver indicated that Kidder's issues concerning current Bylaw seemed to be based on an assumption that we were doing a revision to the 2005 Bylaw. In fact, we are doing an entirely new document not a revision or amendment to the existing Bylaw. Discussion of centerline or property line set back. No change. Discussion of inconsistencies with terminology and Geiger agreed to correct. Discussion about the smaller lots in residential zone. **Motion** to establish three columns under Residential. **Unanimously approved.** Where there is Town Water and Sewer, the front Carver **motioned** to have front width at 80 feet, front setback at 40 feet and side setbacks at 10 feet. **Unanimously approved.** Where there is only Town Sewer, Carver **motioned** to have minimum width at 11600 square feet, 1 yes (Huntington), 2 nays (Unkles and Carver) and 1 abstention (Pushee). **Motion failed.** Carver **motioned** in Residential District where there is Town Water to have 100 feet minimum width, 40 foot setback and 10 feet side and rear setbacks. **Unanimously approved.** Maps to eliminate legends where not appearing in map, to correct legend titles, to review deer grazing areas and for Carver to provide Historic District area to conform to the Historic Register. Geiger commits to getting updated draft back to commission members by July 1<sup>st</sup>. At the July 23<sup>rd</sup> meeting, members will do a final review and then plan to send on to Select Board
4. **Public Comment:** none
5. **Correspondence:** TRORC sends large revised plan document. Hearing dates / locations not convenient to members. Members discuss how to respond given that our next meeting is July 23 and TRORC is voting on document very close to that date. Members can comment individually but asked to cc members.
6. **Minutes:** **Motion** to approve minutes of May 14, 2019. **Unanimously approved.**
7. **Expenses:** **Motion** to approve the following expenses:

Advertising	Journal Opinion ad for Historic District Review on 5/1/19	42.90
Advertising	Journal Opinion ad for Zoning Bylaw Hearing on 5/29/19	71.50
MPG 2018	Two Rivers final billing	966.11

**Unanimously approved.**

8. MPG 2018 Closeout: Unkles **motioned** to authorize Carver to do closeout of MPG 2018 Grant. **Unanimously approved.**
9. MPG 2020 Application opens August 1, 2019. Carver suggests that the Planning Commission apply for MPG for Housing study as continuation of the Build Out and Capacity Study. Discussion ongoing.
10. Solar Array on Route 5. Discussion about sending a letter to the PUC.

Meeting adjourned at 9:10 pm

Respectfully Submitted,  
Marcey Carver  
Clerk

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Signature of Chair

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Date of Approval