

# TOWN OF STAMFORD, VERMONT

~ Chartered 1753 ~

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## **PLANNING COMMISSION MEETING**

STAMFORD TOWN OFFICE

Monday, September 10, 2018

7:00 p.m.

(UNAPPROVED MINUTES)

**Present:** Shelia G. Lawrence, Chair, Kurt Gamari, Daniel J. Potvin, Jenifer Hughs, Helen Fields, Aaron Malachuk, Steven Denault, Teresa Stimpson

**Absent:** Steven Bechtel, Clerk, David Saldo,

**Visitors:** James Stimpson, Administrative Officer, Lori Shepard, Town Clerk, Steven Greene

**Quorum:** YES

**Call to Order:** 7:00 p.m.

### **READING AND APPROVAL OF RECORDS AND ORDERS:**

Regular minutes of Planning Commission meeting of August 6, 2018 reviewed.

MOTION to accept minutes; Dan Potvin, SECOND Aaron Malachuk, all in favor.

MOTION APPROVED.

### **REORGANIZATION OF PLANNING COMMISSION OFFICERS:**

Chair: Shelia Lawrence asked if there was anyone who was interested in running for Chair;

MOTION; Dan Potvin nominated himself, SECOND Aaron Malachuk, all in favor. MOTION APPROVED.

Vice Chair: MOTION; Dan Potvin nominated Aaron Malachuk, Aaron Malachuk SECOND, all in favor. MOTION APPROVED.

Clerk: MOTION; Dan Potvin nominated Teresa Stimpson, SECOND: Shelia Lawrence, all in favor. MOTION APPROVED.

### **RULES OF ORDER:**

It was discussed and agreed upon to use Roberts Rules as well as the following outline in conducting the business and meetings of the Planning Commission:

- Welcome members and visitors
- Pledge of Allegiance to the Flag
- Call to Order
- Hearing of Visitors (time allowance 5 minutes per visitor per topic)
- Reading and Approval of records and orders
- Discussion (Agenda)
- Action
- Old Business
- New Business
- Adjournment

MOTION to accept Rules Order Aaron M., SECOND Kurt G. all in favor: Motion APPROVED

## **TOWN PLAN CHAPTER 10 ENERGY (DRAFT 5-30-2018)**

Members were asked at the last meeting to review Chapter 10 and bring forward any concerns, questions or talking points regarding accepting the chapter as written in the DRAFT of 5-30-2018 versus revising it.

Open discussion amongst the members revealed many questions and concerns some of which include the following:

- Concerns regarding the language used that new requirements would "mandate" residence to comply.
- Discussion that the data in chapter 10 as written was based on estimates and guidelines and not a mandate.
- Discussion on incentives to town, what they are and if they would represent a tax credit versus monies paid to town for the town to decide how to distribute. Are there any incentives to home owners?
- Discussions on solar versus wind turbines, the amount needed, location, site preferences, maintenance, longevity, payback period, net metering, and disposal as it may impact the environment.
- Discussion on community investment in the project, community prioritizing town needs, involvement and education.
- Discussion on analyzing the town's needs first to include surveying the towns people analyzing the data, making a plan and providing education.

Given the amount of questions and concerns from the members, it was suggested we table accepting chapter 10 as written until further discussion and questions brought to Jim Sullivan of BCRC for clarification.

### **QUESTIONS TO BE BROUGHT to Jim Sullivan of BCRC by Dan Potvin:**

1. If we approve the the Chapter 10 Energy Draft of 5/30/18 as is, what are we bound to?
2. What is the timeline or dead line to produce the final draft of Chapter 10 Energy?
3. Incentives available to the town and homeowners?
4. Are there any meetings currently scheduled by the state to discuss locations and start dates on projects to place wind turbines or solar in Stamford? If so, when?
5. Are we limited or CAPEL on how many wind turbines or solar fields/panels percentages.

MOTION by Helen F. to Table the vote on approving the submittal of Chapter 10 Energy, as written in DRAFT 5-30-2018, until the above questions are asked by Dan Potvin and answered by Jim Sullivan before the next scheduled meeting. SECOND Aaron M. Motion to Table; all in favor. Approved

## **TOWN OF STAMFORD ZONING BY-LAWS 2017**

Members were given a copy of the Town of Stamford, Vermont Zoning By-Laws Effective November 5, 2015 for their review and reference.

**ACTION:** Dan Potvin has asked that each member read, review the first 5 pages of the by-laws before the next meeting and be prepared to discuss any concerns or changes that may or may not need to be made.

Jim Stimpson, A.O., expressed concern that the members may not be aware of laws or rules that govern particular by-laws, specifically in regards to his duties and responsibilities as an

administrative officer. He had committed to being available at the meetings to give information and feedback as it relates to zoning by-laws and his duties and responsibilities. He had referred the members to the roles and responsibilities of local officials with respect to land use regulation in our municipalities supplied by the Office of Secretary of State of VT.

It was also discussed that previous amendments to the by-laws were in response to changes in the Vermont laws or regulations. Therefore, it was suggested that we invite Jim Sullivan back to the next meeting or contact him to request that he clarify what in the current By-Laws is state mandated or cannot be changed. ACTION: Dan Potvin will contact Jim Sullivan from BCRC.

There was discussion on re-organizing the sections and headings of the by-laws to be more user friendly to the residents of Stamford and any potential new residents.

### **MUNICIPAL PLANNING GRANT**

Lori Shepard informed the members that there is a municipal planning grant available that is between \$2,000.00 and \$22,000.00 and has a 10% town match. Lori stated that she would be willing to assist in filing for if the members were interested. It could be used for such expenses as mailings, publishing, education and possibly web work related to updating the town by-laws. MOTION: To have Lori Shepard assist starting grant writing process for a municipal planning grant. Arron, M. SECOND Jenifer, H. All in favor. APPROVED.

### **OLD BUSINESS**

None

### **NEW BUSINESS**

Dan Potvin suggests that we meet every 2 weeks for 3-4 months in order to expedite revision of the town by-laws then once a month thereafter. All members were in agreement.

Next Planning Commission meetings scheduled for:

- October 1, 2018 @ 7:00 p.m.
- October 15, 2018 @ 7:00 p.m.
- October 29<sup>th</sup> 2018 @ 7:00 p.m.

### **ADJOURNMENT**

MOTION to adjourn, Helen, F. SECOND Jenifer, H. Meeting Adjourned @ 8:45 p.m.

Submitted by Teresa Stimpson, Clerk