

TOWN OF STAMFORD, VERMONT

~ Chartered 1753 ~

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PLANNING COMMISSION MEETING

STAMFORD TOWN OFFICE

10/1/2018

7:00 p.m.

(UNAPPROVED MINUTES)

Present: Daniel J. Potvin Chair, Aaron Malachuk Co-Chair, Teresa Stimpson Clerk, Steven Denault, Helen Fields, Jenifer Hughs, David Saldo

Absent: Steven Bechtel, Kurt Gamari, Shelia Lawrence

Visitors: Barbara Dooley, Steven Greene, Debbie Darling

Quorum: Yes

Welcome members and visitors

Pledge of Allegiance to the Flag

Call to Order: 7:00 p.m.

Hearing of Visitors (time allowance 5 minutes per visitor per topic)

Barbara Dooley expressed that she was still having issues with her neighbors free ranging chickens entering her yard. She reported that she went to the select board meeting this past week and they were unable to provide her with a resolution based on the ordinances and bylaws of the town. She presents tonight to the planning commission for any additional input or ideas on how she could resolve this issue. The planning commission again noted that based on the town by laws and ordinances they are not able to enforce any restrictions on her neighbors free ranging chickens. The planning board has suggested that she may consider pursuing this as a civil matter if she cannot come to an acceptable resolution with her neighbor.

Reading and Approval of records and orders

Regular minutes of Planning Commission meeting of 9/10/2018 reviewed.

MOTION to accept minutes; Arron Malachuk SECOND Jenifer Hughs , all in favor. MOTION APPROVED.

Discussion (Agenda)

Chapter 10 energy

Dan Potvin was unable to make contact with Jim Sullivan and therefore was not able to discuss the questions and concerns of the planning commission. The commission continued to discuss questions, concerns and goals regarding the chapter 10 energy plan. The commission would still like input from Jim Sullivan prior to voting to except chapter 10 energy draft as written.

MOTION to table vote to except chapter 10 energy, Aaron Malachuk SECOND Jenifer Hughs. Motion to except all in favor. APPROVED.

There was discussion about getting the town's people input regarding their opinion on wind versus solar and town input on potential placement. Surveys were again discussed. It was discussed that we could potentially survey the town's people through our official website when it is up and running in addition to possibly a survey that could be done on Election Day or Town meeting day.

Helen Fields had suggested that the previous minutes to the select board and planning board be reviewed to identify previous conversations regarding renewable energy specifically as it relates to wind and solar. She has offered to review the previous minutes and summarize the topics that were discussed as well as the overall comments and concerns of the community and will provide this for review.

Teresa Stimpson had suggested involving the school and educating the community regarding renewable energy by asking the upper grade school teachers if they would consider doing their yearly science fair with a focus on renewable energy. Teresa will contact the two upper grade teachers for their input and ideas.

Town of Stamford zoning and bylaws 2017

The commission was prepared to discuss the first five pages. There was discussion that the clerk would obtain a word document copy of the bylaws from the town clerk and use that to upload in Google Docs where any additions or omissions can be recorded and easily deciphered by the select board prior to approving the revision.

The town's purpose was discussed briefly and the commission agreed that the town's purpose would be to promote public health, safety, economy, and general welfare. The commission agreed to remove *morals, prosperity, comfort, convenience* and *efficacy* from the town purpose.

Section 1 definitions

The commission reviewed section 1.1 through 1.4 and discussed each of their definitions. The following items were specifically discussed:

Section 1.1 accessory use the term subordinate to a principal use was discussed. Specifically, what is principal use for example; residence, camp, business. Jim Stimpson will take the task of doing some research on how the term principal use is used.

Section 1.2 building the commission discussed omitting "*or without*" walls in the definition which would omit the need for a permit for a temporary tent. There were some concerns about changing the definition so the commission chose to table this definition for further review to see how it may affect by laws not yet reviewed.

Section 1.2 definition of building line. Discussion revolved around where the building line is if the building lot is not a complete square. The discussion resulted in the consensus that the building line is ultimately the "setback" and means that the setback could curve if the road curves. The final acceptance of this definition will be reviewed as the commission reviews other bylaws to see how this definition may be affected.

Section 1.3 "C"

Jim Stimpson, A.O. had suggested adding the definition **change of use** into the bylaws as this has come up as an issue relating to issuing permits. There was a lot of discussion on what the definition of change of use is as it relates to local businesses having to get new permits if they decide to change their products. There was discussion on residential versus commercial or industrial districts. Overall, the commission felt that there was no need to add a definition for change of use and it was their opinion that if a town member wanted to change what product they wanted to sell then as long as state regulations were met then the town did not need to regulate this.

Action

None

Old Business

Municipal Planning Grant

Teresa Stimpson was asked to follow up on municipal planning grant in place of Lori Shepard. She spoke to Jim Sullivan, BCRC, regarding the application process. The deadline for application was October 1, 2018. After reviewing the formal application process online and speaking with Jim Sullivan, Jim had suggested that the process would be quite cumbersome in such a short period of time to properly complete. The application process would require a specific project outlined with a letter to the regional planning board for support, a municipal resolution and specific itemization for use of funds. Jim Sullivan had spoken of funds that the regional board has been granted for each town in the sum of \$3,000-\$4,000 per town that we could access for education or things related to the ACT 171 which he can discuss at the October 15th meeting.

New Business

None

Adjournment

MOTION to adjourn, Teresa Stimpson SECOND Aaron Malachuk Meeting Adjourned @ 9:15 p.m.

Next Planning Commission meetings scheduled for: 10/15/2018 @ 7:00 p.m.

Submitted by Teresa Stimpson, Clerk