

**TOWN OF CHESTER
PLANNING COMMISSION**

November 19, 2018 Draft Minutes

Commission Members Present: Naomi Johnson, Claudio Veliz, Barre Pinske, and Tim Roper.

Staff Present: Cathy Hasbrouck, Recording Secretary.

Citizens Present: Tom Bock.

Call to Order

The meeting was called to order at 6:00 PM by Chair Naomi Johnson.

Agenda Item 1 Review minutes from November 19, 2018.

Tim Roper moved to accept the November 19, 2018 minutes. Barre Pinske seconded the motion. Barre Pinske's name was misspelled on page 1. There were no other corrections. A vote was taken and the minutes were accepted as corrected.

Agenda Item 2 Citizen Comments

There were no citizen comments.

Agenda Item 3 Public comments on amendment to Town Plan

Naomi Johnson reviewed the process of amending the Town Plan. She said four chapters were being amended, not the entire document. The purpose of the hearing was to take comment from the public about the amendments. The Commission would consider the comments and decide if any changes should be made based on the comments. If changes are made, the reporting form will be updated. The amended chapters and the reporting form would be passed to the Selectboard for review. The Selectboard will have 2 public hearings about the amendments. After the second public hearing they will then vote on whether to adopt the amendments.

There were no comments from citizens about the amendments. Barre Pinske said he would like the Commission to find someone to re-write the Town Plan in a way that would promote Chester. Naomi Johnson explained that these amendments are a short-term fix to the plan. The Energy Chapter is essential for adoption of an Energy Plan which needs to move forward in order to give Chester a voice in the siting of renewable energy projects. She said a re-write of the Town Plan can be addressed after the bylaw re-write is complete next May. Tim Roper agreed with Barre in that he would like to see a document that does Chester credit and promotes the town.

Claudio Veliz asked about the amendment to Chapter 10. He said he couldn't find anything in previous meeting minutes that mentioned reviewing Chapter 10. He said there were many points in Chapter 10 he would like to change. Naomi Johnson pointed out the sections on pages 5 and 6 that were added to the chapter in order to support the Village Center designation approved by the

Vermont Downtown Board in 2013. The additions to Chapter 10 allow Chester to apply for and receive grants for development in the Village Center. Claudio was concerned that, by adopting the proposed version of Chapter 10, the Selectboard would think the entire chapter had been reviewed and the Planning Commission was satisfied with the version presented. He wanted to be clear that he was not satisfied with the chapter as a whole. He also thought that by adopting this version of Chapter 10, the chapter could not be revised again for some time. He was mistaken in that belief. The chapter may be revised at any time after it is adopted.

After some discussion, the Commission decided to go forward with the amendments as presented and to review Chapter 10 as soon as the work on the bylaws is complete. There being no other comments, this concluded the public comments.

Agenda Item 4 Set date for next meeting

The next meeting of the Planning Commission will be Monday December 3, 2018 at 7:00 PM.

Tim Roper moved to adjourn the meeting. Claudio Veliz seconded the motion. A vote was taken and the meeting was adjourned.