

1 **TOWN OF CHESTER**
2 **PLANNING COMMISSION**
3 **May 1, 2023, Minutes**

4
5 **Commission Members Present:** Cathy Hasbrouck, Barre Pinske, John Cummings, and Hugh
6 Quinn at Town Hall; and Tim Roper via Zoom.

7
8 **Staff Present:** Preston Bristow, Zoning Administrator/Town Planner, at Town Hall; and Susan
9 Bailey, Recording Secretary, via Zoom.

10
11 **Citizens Present:** Bill Lindsay, Peter Hudkins, and Shawn Cunningham at Town Hall; Jason
12 Rasmussen of MARC and Steve Mancuso via Zoom.

13
14 **Call to Order**

15
16 Chair Hugh Quinn called the meeting to order at 6:40 p.m. Hugh welcomed Barre and Tim as
17 returning members and John Cummings as a new member.

18
19 Decisions Made: Hugh Quinn as Chair, and Tim Roper as Vice Chair.

20
21 Action Taken: With the changes to the map and language, Hugh set the expectation that the next
22 review would be the last so they could complete the task.

23
24 **Agenda Item 1, Annual PC Reorganization**

25
26 Tim moved and Cathy seconded a motion to nominate Hugh as Chair. There were no other
27 nominations. The motion carried unanimously.

28
29 Hugh moved and Barre seconded a motion nominating Tim as Vice Chair. There were no other
30 nominations. The motion carried unanimously.

31
32 Review, Discuss, and Amend Rules of Procedure:

33
34 Hugh made changes because of observations to things they were already doing or not doing. Hugh
35 didn't want to set a time limit on agenda items because he felt it limited good discussion. He also
36 wanted to strike "and recording secretary" for things being added to the agenda. Cathy suggested
37 if they didn't want to remove the time limit, they could change the time limit easily and wondered
38 if there was a way in a meeting to start a time limit. Hugh's rationale was it felt like an extra
39 amount of work having to set a time limit. He understood the amount of time they wanted to spend
40 in meetings and managed it by tying off agenda items so they could move forward. He was in favor
41 of striking the time limit but if others wanted to keep it, he suggested it be reworded so it didn't
42 require him to set a specific time limit on each item. Barre was agreeable to striking them because
43 it provided flexibility. Tim thought the changes made sense and noted the Chair runs the meeting,
44 so it wouldn't stop the Chair from moving to the next topic. John agreed.

1 Hugh addressed the order of things and liked the flexibility to change the order of items on the
2 agenda. Hugh was removing the ability to add items because it wasn't appropriate to add something
3 to the agenda due to the Open Meeting Law since it wouldn't be properly warned. Cathy asked if
4 an item could still be tabled, and it could. Barre thought changing the order would allow people to
5 leave if they were only there for a specific item. Tim and Barre agreed it made sense.
6

7 Under public participation, Hugh decided to strike extending time for a public comment on an item
8 because he didn't think it had ever been necessary, but he was fine to leave it. Barre didn't see it
9 as a problem given the former Chair and current Chair, but he saw it providing an opportunity to
10 do it if needed and that's why it was in there. Barre thought for a reasonable Chair, there wouldn't
11 be a problem, but if they weren't, it could be, so he preferred to leave it in. Cathy liked the
12 statement that the Chair may limit the time allotted for public comment and thought they may be
13 headed for some intense discussions and should have something in place to limit them. She said if
14 a Chair was overextending their power, they could be removed. Hugh was okay with leaving it in.
15 Barre wondered if he was reading it backwards. Hugh said if there was a public comment on a
16 particular item, he had the ability to end public comments and move on. But by a majority vote,
17 they could increase the public comment time. Barre thought in this case, the Board was greater
18 than the Chair. Tim didn't think it was hurting anything to leave it in. John agreed.
19

20 Hugh made the update to keep the changes except the one under item 2 on page 3. Hugh moved to
21 adopt the Rules of Procedure, as amended, and Cathy seconded the motion. The motion carried
22 unanimously. The members will sign a clean copy of the Rules at the next meeting.
23

24 **Agenda Item 2, Review and Approve Minutes from April 17, 2023, meeting**

25
26 Hugh moved and Tim seconded a motion to approve the April 17, 2023 minutes. There were no
27 changes. The minutes were approved as written. The motion carried with Tim abstaining because
28 he wasn't at that meeting.
29

30 **Agenda Item 3, Citizen Comments**

31
32 Steve Mancuso commented on the evolution of the Planning Commission over the past few years.
33 They had taken a document that was agenda driven and business killing and Grand List squashing
34 and turned it into something that allows everyone to set up shop in Chester and an equal
35 opportunity for the brass ring. Steve didn't think the public was aware of their work or the
36 economic impact it would have. He asked them to carry on and thanked them for their efforts.
37

38 **Agenda Item 4, Housing Commission Discussion – Julie Hance**

39
40 Julie is working to establish a housing commission for the town, which the Selectboard had given
41 permission for. She and Preston agree a commission is needed by Chester instead of a committee.
42 Julie will present it to the Selectboard but wanted the Planning Commission to hear it from her
43 first. The Housing Commission will work closely with the Planning Commission regarding
44 regulation of housing in town. The Commission would identify the housing needs by gathering
45 data and possibly conducting an additional study if needed. Julie understood the Planning
46 Commission had started much of the work already and she knew Peter Hudkins had also done

1 work on identifying where potential housing could go. Now is the time because by end of '23 or
2 the beginning of '24, she would be starting the work with the engineers on the design of the sewer
3 plant upgrade. She saw the commission as an ongoing initiative. The housing issue isn't being
4 solved in one legislative session and isn't going away. She wants a commission of people with
5 experience. The town has land and assets, and they need to figure out how to partner with a
6 developer and make it attractive. It would be a political discussion because the buy-in of the
7 community would be necessary if they use a town asset. She will present to the Selectboard on
8 May 17th where they will see a job description and a statement. They are borrowing a little of what
9 the Village of Essex Junction has done. If the board approves, Julie will advertise for 7 to 9 people.
10 She would like representation from the Planning Commission on the Housing Commission and
11 will present to the board that 1 of the 7 to 9 members should be from the Planning Commission
12 and she would also like a member of the Regional Planning Commission, who are a valuable
13 resource. She asked the Planning Commission to think about who that should be.
14

15 John thought it was a great idea and liked the fact that she was using someone successful like Essex
16 Junction. John asked what the Selectboard thought about it. Julie said when they approved it, they
17 didn't approve it at the commission level but to start the discussion and bring someone in. She
18 didn't expect to have an issue. Barre asked if the difference between a committee and commission
19 was member appointments and the open meeting law. Julie said it was the same. A commission
20 had more autonomy and authority and would not answer directly to the Selectboard, like the
21 Planning Commission. Barre wondered if a Selectboard member would be on the Commission.
22 She didn't expect that, as it was a commission and would be viewed the same as the DRB and the
23 Planning Commission. It wasn't a subcommittee of the Selectboard but a standalone commission.
24 Barre thought it sounded like a great idea and had recently visited the building being constructed
25 in Bellows Falls and thought that was the goal here regarding funding for housing. Hugh wondered
26 what the timeline was for establishing the commission. Julie will put out an advertisement for
27 interested people after the meeting on the 17th and hoped to have the commission formed by mid-
28 July, but possibly as late as September. Hugh questioned how they would reconcile when the
29 Housing Commission and Planning Commission couldn't agree on something. Hugh also
30 wondered if a member from the Planning Commission and/or Preston would be involved in the
31 interviewing process. Preston will be heavily involved as Town Planner. Preston and Julie will
32 attend the Housing Commission meetings. Preston was pleased they would have this commission
33 and said they could make recommendations about zoning to Planning who would decide whether
34 to make the recommendations to the Selectboard by statute. Hugh said since Julie and Preston
35 weren't overly worried about a conflict, he wasn't. Julie said while there was some overlap in their
36 roles, they were distinctly defined. Preston was envisioning a Housing Commission that puts feet
37 on the ground. The owner of the Adams Funeral House came to him and asked about what was
38 available to build affordable housing. Having a commission to work with them would be music to
39 their ears. Tim asked if the Housing Commission voted to make a change or proposal, would it go
40 directly to the Selectboard or Planning and then the Selectboard. Julie said Planning and then the
41 Selectboard. Julie said they do not have authority over bylaws and was strictly Planning
42 Commission to the Selectboard by statute. Tim said if the issue was affordable housing, it would
43 not need to come through the Planning Commission if there was an opportunity where they could
44 work with the developers and Julie agreed it wouldn't need to. Tim was concerned that historically,
45 it was an issue to get people to fill the volunteer positions at the town level and wondered if Julie
46 anticipated a challenge filling seats. She already has 7 people who are interested. Tim noted Steve

1 Mancuso had also raised his hand to volunteer. Julie said they are looking for people with a broad
2 spectrum of skills in housing, including a developer or finance person, and people who are familiar
3 with this process more than someone who is only interested. If they are unable to fill those spots
4 with experienced people, they will need to educate the commission. Julie is asking that they be a
5 Chester resident except for the Regional Planning Commission member and a member from the
6 Windham & Windsor Housing Trust. They could require only most of the Commission to be
7 Chester residents. Barre said the reality was they didn't have many full-time residents, so it could
8 be difficult to fill positions with talent and suggested going with most residents rather than all
9 needing to be residents. Barre wondered if it would be a conflict for a commission member to also
10 be a housing grant recipient. Julie said if a developer was on the housing commission who wanted
11 to develop something in one of the areas, it could be a conflict. Barre thought people who lived
12 just past the town's borders should qualify as they were part of the community and hoped they had
13 the talent to pull it off. Julie indicated that if the people who had already approached her applied,
14 it would not be an issue. Cathy asked if housing commissions were addressed in the Vermont
15 statute. Julie was almost certain it was. Preston could check. He noted housing authorities had
16 power. There was a housing toolbox with information from agencies who discuss housing
17 commissions.

18

19 **Agenda Item 5, Continue Discussion on Village Center and Neighborhood Districts.**

20

21 Hugh noted they had taken Open Space as a dedicated new district moving forward on its own
22 schedule in terms of public hearings and adoption. As a commission, they are looking at the Village
23 Center and Neighborhood districts. In discussions with Jason and Preston, they are looking to
24 strategy which calls for doing the work for those districts but packages them as one unit to go
25 through the hearing and adoption process. That would mean they will complete the work on all the
26 non-rural districts as a package and when it's ready, take it through the Planning Commission
27 public hearing followed by the Selectboard public hearing process. They are looking at Village
28 Center and Neighborhood now but once those are where they need to be, they will set them aside
29 and move onto another district and work through them until the entire package is ready for public
30 hearing. Hugh asked if anyone had feedback. With respect to Neighborhood and Village Center,
31 Barre thought some of what they were doing had impetus due to the housing issue by making
32 smaller lots and boundaries. Barre wanted to know their timeframe and if they were changing the
33 plan, would they complete it. He wondered if it was worth putting it forward when nobody shows
34 up to a public hearing. Hugh said they were all great questions and had considered the same things
35 speaking with Preston and Jason. Hugh said every time they push a package through, they lose
36 almost 3 months between their hearing and the Selectboard hearing. Hugh said if their goal is to
37 shoot for a target date to get these and the non-rural districts adopted through the public hearing
38 process by the end of the year, they need to make bigger chunks to meet the deadline. Hugh,
39 Preston, and Jason were working on a revised schedule, and he hoped to get them adopted by the
40 end of the year and the lion's share of the work for rural districts under way and almost finished
41 by the end of the year. Hugh thought if there was a concerted effort to get the non-rural districts
42 buttoned up and everyone was onboard, they could finish before the grant runs out by the end of
43 the year. It sounded good to Barre, who had a lot of faith in Preston and Jason. Barre thought if it
44 didn't happen, he would rather bail on some of it to finish because it is important. If they weren't
45 getting it done, he wanted to see what they had completed run through. Tim thought by slowing
46 down the approval process and chunking it together, it would go faster. Hugh thought it would

1 position them with a higher likelihood of getting the non-rural districts done and adopted before
2 the end of the year. John thought it was a great idea.

3
4 Hugh said there had been updates to the maps making them easier to read with some additional
5 content. The language changes were minimal and most were in the dimensional standards. Jason's
6 document had the proposal and Hugh attached the as-is into the table so it could be compared on
7 a single page. It included the dimensional standard changes.

8
9 Jason said there weren't a lot of changes. In the Village Center District, Section 2.3, there were
10 minimal changes regarding use. Home occupation was already a permitted use but clearer. They
11 added 3 to 4 multi-unit buildings under the permitted use category, probably the biggest change. 5
12 or more units remained under the conditional use process. Jason asked if there were any changes
13 that they wanted to see in the Village Center. Preston said there was a Senate Bill proposing 5 units
14 by administrative approval, but it may not pass. Building and construction trades had been
15 removed in this district, which had been a conditional use in all districts. Tim could see it being
16 misinterpreted they couldn't they run their building or construction trade out of their home, but
17 they still could under home occupation. Preston said they could make it clearer. Tim didn't think
18 it needed clarification if they were all on the same page. Cathy thought the biggest difference
19 between the building or construction trade and home occupation was the storing of materials
20 outside and used keeping them in a barn as an example. Preston said an independent
21 journeyman/carpenter could probably keep their tools in the barn but if they made concrete forms,
22 they probably couldn't. Home business allows it with DRB review. If it is a home occupation,
23 your stuff must be kept inside your building, but a home business has more latitude. Preston said
24 the DRB can approve outdoor storage for a home business, but it wasn't the same as having 12
25 backhoes and big piles of sand. Tim noted there was also a limit on the number of employees under
26 both home occupation and home business. Jason thanked Tim for pointing that out.

27
28 Jason said when he started thinking about the neighborhood designation, he was influenced by
29 legislative conversation. He thought they may want 1/5 or 1/4 of an acre in the Neighborhood
30 District and wondered how that would reflect Village Center which is currently about 1/2 an acre.
31 Jason suggested for conversation's sake, allowing more density such as an 1/8 of an acre. There
32 are several lots that already conform to that size. For housing, it would be cheaper to buy an 1/8
33 of an acre rather than 1/2 making it more affordable. He asked for their thoughts. Tim thought 1/8
34 of an acre was a terrific idea for reasons Jason mentioned: affordability, increasing density, and he
35 could see a 4 unit building fitting there. Hugh was fine with it.

36
37 Peter said if they were to overlay it with sewer, there wouldn't be many places in the neighborhood
38 with an 1/8 of an acre and sewer. Hugh said they were talking about Village Center and not
39 Neighborhood. The 1/8 of an acre would only apply to the Village Center. Barre liked the idea and
40 remembered mentioning the Monopoly houses on Cape Cod and how cool they were and thought
41 this would provide an opportunity for interesting and affordable architecture. This would be
42 different than creating a campground where there are a bunch of small sites because this would be
43 a plot of land somewhere. Barre asked if Jason saw someone dividing a chunk of land into several
44 1/8 acre lots with a bunch of tiny houses or more like a campground. Jason said someone could
45 subdivide with a regular house or a tiny house community. Barre suggested contacting the person
46 who had attended a meeting in the past and promoted the tiny house idea with the Catholic Church.

1 Jason wasn't hearing anyone say they didn't like the 1/8 of an acre idea. Hugh said he was with
2 Tim and thought initially they should be more aggressive, and they could adjust if the community
3 pushed back. Hugh didn't see the risk.

4

5 Peter said they were on a 50-foot right-of-way for roads and Preston agreed. Peter said they would
6 need to account for those rights-of-way making the available land use for 1/8 acre less. Hugh heard
7 what Peter was saying and asked Jason his thoughts. Jason asked Peter to explain. Peter said in
8 Chester, the landowner owns to the middle of the road. Peter said the 1/8-acre would work perfectly
9 on an existing road but would not on a development where a road was built because they would
10 have to make room for the road. Barre said if that was the case, nobody would do it. Peter said
11 there would still be an 1/8-acre lot, but it would make the available space smaller. Preston said
12 Peter was correct but in practice, they don't count that right-of-way, but they could clarify it, so it
13 doesn't happen. Jason pointed out it was for the Village Center and many of the lots were small
14 already, but they could go higher than 1/8-acre if necessary. Hugh wondered if they would tweak
15 the bylaws to say 1/8-acre didn't include the road part of the lot. Preston has seen bylaws that state
16 land under a road right-of-way does not count toward the lot size and would note that. Jason said
17 the other dimensional standards have changed and 1/8-acre lot was roughly 50' x 110' and if there
18 was more than a 5' or 10' setback on the side, it makes it more difficult to build a house. Cathy
19 offered to get a listing of the in-town lots so they could sort them by size. Cathy said a lot of the
20 bigger lots are on the hill by the cemetery but were not flat. Jason said, there were other limitations
21 such as floodplain and they could dive deeper if they thought it would be helpful. If they were
22 comfortable with it as it was, Jason was too. Preston said for the two years he has been there, there
23 have been no subdivisions in the village and only in the rural areas, so he didn't see it as a big
24 demand. Hugh and Barre were fine with it as a proposal.

25

26 For the Neighborhood District, Jason said they took Brandy's map where she had zoning districts
27 mapped out, they collectively liked. The Neighborhood District had parts of R-20 and R-40, and
28 this was a combination of those two areas with some exceptions. Jason had started with the R-20
29 language, and this was the change of uses based on that and was the same in the Village Center in
30 terms of uses. Hugh wondered in the densest areas where 3 or 4 units were a permitted use and as
31 they moved out into the neighborhoods and most of what was in the neighborhoods was single-
32 family and now a quad was allowed. Hugh was in favor of it but was asking how it was usually
33 received. Hugh thought people may notice and wonder what was going on. Jason said often the
34 neighbors don't like it which contributed to the housing problem. Jason thought if they could be
35 clear about that they wanted 2-to-3-unit dwellings, people who lived there would know what they
36 were asking for and it would make the permitting process smoother because they would go to
37 Preston for their permit and not require a hearing. Jason thought it was a good change. Hugh was
38 in favor of it for the same reasons and thought they should be more aggressive about what they
39 were doing and if it was an issue, they would hear about it. Cathy said 3 or 4 apartments in a big
40 old house and townhouses aren't received the same as apartments in a brick box. Jason hoped some
41 existing big homes could be converted into units and not necessarily new construction.

42

43 Jason would consider alternatives for Class 1 and Class 2 names for the dimensional standards.
44 Class 1 meant it was on water and sewer and Class 2 meant one or the other or all on site. Cathy
45 suggested calling them Municipal and On-Site. For the proposed Neighborhood District, Class 1
46 or Municipal would be 1/5 of an acre or just under 9,000 square feet in size. On-Site would be

1 30,000 square feet or almost $\frac{3}{4}$ of an acre, which was not a big change. The big change was $\frac{1}{5}$ of
2 an acre to allow for more housing. He asked for their thoughts. Hugh said he wasn't an expert on
3 land use or current trends in planning and would defer to Jason and Preston to come up with
4 something that was not unrealistic but would head in a planning direction that small communities
5 are heading. Barre said the goal was to create opportunities for housing and it was obvious that
6 was what they are working towards, and he was with them and supported their decision. Preston
7 said it was the trend and where there is water and sewer is the place to develop. Preston noted it's
8 expensive to put in water and sewer and to spread them out unnecessarily isn't good public policy.
9 Preston said there was always the possibility that someone would build on $\frac{1}{5}$ of an acre with a
10 10-foot setback and he would get to approve it and the neighbors may be shocked by the change.
11 Preston suggested they consider where they live and if someone built with a 10-foot setback, would
12 it bother them. Cathy said they have 50% coverage which would mean a 4,300-foot footprint. The
13 driveway would not count as coverage, but a garage would. Barre said when he lived in Cape Cod,
14 they created a commission with a bunch of rules that were mostly about aesthetics. Barre said by
15 changing the zoning in Chester, they are creating opportunities for different kinds of architecture.
16 Barre has noticed Chester has many small homes coming into town so they wouldn't seem out of
17 place and thought what they were doing was for economic reasons and expected things to cost less
18 in a few years, making this unnecessary. They need to find people willing to invest in the town.
19 Preston noted the Village Green was very compact with a lot of charm. With the invention of the
20 automobile, they wanted to spread things out and now the trend is returning to compact, which can
21 have community charm. Barre hoped what got built would be architecturally interesting, such as
22 the Monopoly houses. Jason said the experts say $\frac{1}{4}$ or $\frac{1}{5}$ of an acre was necessary for housing to
23 make financial sense. For context, $\frac{1}{4}$ of an acre was the Mountain View neighborhood. Hugh was
24 okay with it. Hugh thought if they headed in this direction and were concerned with architecture,
25 they had supplemental standards to create guardrails. Currently, Preston said he can approve a
26 duplex and if it's more, they must go before the DRB. If a fourplex met the requirements, he
27 approves it so that would be a change. Preston didn't know if it was in the Neighborhood District.
28 Hugh read, "New development in this district shall be consistent with residential neighborhoods
29 that are within walking distance of the Village." Preston said it was mostly meaningless. There
30 were more substantive criteria for the Village, and they could extend it to the neighborhood if they
31 wanted. Hugh was only looking at it as another card to play if needed. Cathy pointed out that it
32 was always an option to turn something over to the DRB that was questionable, and Preston agreed.
33 Jason said they could have maximum front setbacks if they wanted. They could establish a build-
34 to line and other things if they were interested. Barre thought it was great to plan and be proactive
35 but, in this case, they weren't somewhere where things were going crazy. He would just let it go
36 and if things got crazy, address it. Cathy wanted to change, if possible, the supplemental standards
37 for Neighborhood. She said they didn't relate to living in Neighborhood where there was a corner
38 store or businesses that support residential uses. The word neighborhood brings up the idea of a
39 place for people to live and have at-hand support like a grocery store or drug store. She wondered
40 if they could do something with supplemental standards that elaborated on Neighborhood and for
41 someone reading the bylaw to understand that the goal was for people to live and work there to
42 some extent. Jason had a similar thought to Cathy's. With respect to the building orientation in
43 Village, Tim wondered if they should include it in Neighborhood, so buildings orientate toward
44 the front and since they were talking about four units, not be oriented toward parking lots. Tim had
45 also noted to himself about the possibility of a maximum front setback and wondered if they should
46 consider it for Neighborhood and if it would look out of place. Cathy suggested they also consider

1 solar orientation and building a house to get good solar gain. Tim loved that Cathy suggested it
2 and the ridgeline could be east/west no matter which way the house is oriented on the lot providing
3 exposure for solar. Ground mounted solar is something they may want to consider. Cathy wasn't
4 sure there would be enough lot room for ground mounted solar. Tim said if they had a Certificate
5 of Public Good for solar, the town couldn't control it. Peter suggested they consider a Class 1
6 standard for houses on an 1/8-acre lot and a Class 2 standard which had a much bigger lot and if
7 the Class 2 standard would need to have the house aligned and face the street. There was a big
8 difference between a bunch of small houses tied in and a bigger lot. Peter thought something on
9 Mountain View may have the houses aligned differently versus doing things differently with a
10 much bigger lot. Tim thought if 98% of the houses were oriented to the front of the lot and one
11 was oriented 45 degrees, it would look out of place. Tim said there was one like that in Stone
12 Village. Hugh thought people should be able to put their house on their lot oriented however they
13 wanted, and it felt like they shouldn't be trying to restrict that, but he thought if he considered it
14 longer, maybe he would have a different point of view. To Cathy's point, Hugh had checked the
15 conditional uses list and a store could be put in a neighborhood. Hugh said they had handled it
16 with conditional uses but wondered if they should do something more because they would not
17 want someone to put in a huge retail establishment in what was considered a neighborhood. It felt
18 like it made some sense to Hugh, but he didn't know what the language would look like to facilitate
19 it. Jason thought they should explore it some if the group agreed. Barre didn't see a larger retail
20 store happening, especially given the proximity of New Hampshire. Cathy said that was how
21 Dollar General came to town and there was still a lot of flat land available. Tim could envision a
22 great little corner store in a neighborhood, but would they want to open the door to something of
23 a Dollar General scale and didn't think it would be welcomed. John agreed. Hugh thought they
24 should craft something to set a tone that there couldn't be excessive retail in the neighborhood.
25 Preston said the most common fix was setting a certain square footage that box stores wouldn't
26 touch, such as a store couldn't be more than 8,000 square feet. Preston and Jason would discuss
27 that and come back to the next meeting with something. Peter said there were strips on Route 103
28 and that could be a problem. Tim thought the main thoroughfares would be more suitable for mixed
29 use and make neighborhoods friendly and walkable in a perfect world where someone wanted to
30 build a store. Tim didn't think they could zone Main Street or Route 103 differently from the
31 adjacent streets and thought it was complicated but if they could, it may have merit. Hugh
32 suggested having Preston and Jason put something together limiting the size of retail. Hugh
33 wondered what thoughts were regarding orientation and maximum setback. Barre has suggested
34 in the past to craft encouraging language and then is told it doesn't have teeth so why bother but
35 thought they could ask. Barre having lived in a highly regulated area in Cape Cod, felt like he lived
36 in Disneyland being told what color he could paint his door. Barre noted they hadn't addressed
37 aesthetics much and suggested they have encouraging language to get people to do the right thing.
38 Cathy didn't want to legislate suburbia. John didn't see setback as a big deal but wouldn't want to
39 be told how to set his house and appreciated freedom from restrictions like those in Cape Cod.

40
41 Hugh wanted to see if there was consensus around the maps. Jason said they changed the
42 designation of three parcels based on comments at the last meeting. Peter said there was the parcel
43 behind the Pinnacle, that was the old gravel pit they had talked about at the last meeting that wasn't
44 included. Jason didn't remember being asked to include it. Peter saw it as a good place for a
45 development that wouldn't bother neighbors which was close to water and sewer. Peter saw it as
46 a multi-house development near a playground that would be attractive to families. Hugh

1 understood what Peter was saying. Barre pointed out if it was in a neighborhood district, it would
2 have more density. Peter said it would have more density, be close to water and sewer, a flat
3 enough piece of land to build a neighborhood in, would not be visible from the main road, and
4 would have a playground for families. Peter said the piece across the road was a ridge and not very
5 developable. Barre and Tim mentioned Mark Drive, but Peter said it had no water and sewer.
6 Water runs by there, but the lots wouldn't be able to be split. Preston thought building on the lot
7 by the Pinnacle that Peter was referring to would be a good idea. Preston said the town forest piece
8 next to the high school wasn't included on the map. Peter said it would be expensive to develop.
9 Barre asked if it was town land. Peter said the town land was by the high school and would be hard
10 to develop because of the topography. The piece Peter was referring to was by the Pinnacle and
11 privately owned. Barre asked if they would include the piece so they wouldn't have to go back and
12 change it later and Preston agreed. Preston said in theory, gravel pits are easy to develop but it was
13 kind of steep. Tim was in favor of including it because it was town land and one of the challenges
14 of developing was cost so if the town could partner with someone, it may work and wondered what
15 the harm would be in including it.

16
17 With the changes to the map and language, Hugh wanted to set expectation that the next review
18 would be the last so they could complete the task.

19

20 **Agenda Item 6, PC Roundtable**

21

22 Barre recalled the talk about the cell tower and the company said they could not be seen beyond 2
23 miles. Given the ridgeline, he thought they could be seen at least 10 miles away and wanted to
24 point out that it wasn't true they couldn't be seen.

25
26 Hugh reminded everyone on Wednesday, May 3, they would be before the Selectboard for a public
27 hearing on the administrative changes. Hugh and Preston would both attend. Hugh encouraged the
28 others to also attend the meeting.

29

30 Cathy said there were 3 amendments, Neighborhood they were currently discussing, the Open
31 Space change she had transmitted to 9 towns, Regional Planning and ACCD, and 15 letters to
32 citizens that have property in the district, and the hearing would be on May 15th.

33

34 John said he would attend the hearing Wednesday.

35

36 Preston was dealing with difficulties of enforcement of the quarry.

37

38 Tim apologized for not attending in person, but he still wasn't feeling well.

39

40 **Agenda Item 7, Adjournment**

41

42 Tim moved to adjourn, and Hugh seconded the motion. A vote was taken, and the motion carried.
43 The meeting was adjourned at 8:39 p.m.