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**TOWN OF CHESTER
PLANNING COMMISSION
November 6, 2023 Minutes**

Commission Members Present: Cathy Hasbrouck, Hugh Quinn, Tim Roper, and Barre Pinske at Town Hall.

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

Citizens Present: Peter Hudkins and Bill Lindsay at Town Hall.

Call to Order

Chair Hugh Quinn called the meeting to order at 6:31 p.m.

Agenda Item 1, Review and Approve Minutes from October 16, 2023, meeting

Tim moved and Cathy seconded a motion to review and approve the October 16, 2023, minutes. The motion carried and the minutes were approved, as written.

Agenda Item 2, Citizen Comments

Peter Hudkins, given the way the Selectboard was acting and what was going on with the Development Review Board, said they would end up with short-term rentals as conditional uses. Peter suggested including site plan review before the DRB since they were overloaded and may be something they had more of a grasp about. Barre asked when they stopped doing site plan review. Peter said it never started but was in Brandy's document and the DRB didn't want to do it when it was suggested. Preston reviews the documents if it's minor. The Zoning Administrator had another level of power to work through minor conditional uses. Preston said what Peter was describing was an administrative review, which the DRB didn't want to do. What Chester doesn't adopt but state law allows was rather than going through all the bells and whistles of a conditional use review, is site plan review like for short-term rentals where you have a right to have one, but they will question parking, hours of operations, lights, signage, etc. It still is a hearing before the DRB and requires warning, although a week less, but the appeal period was the same. Preston agreed with Peter and said he's spoken with Cathy about keeping track of their time spent because it was a lot. Preston said 60 STRs going through a conditional review would be mind boggling. Arne had suggested, at a prior meeting, that only new rentals go through a conditional review. Preston was sure Hugh wouldn't want them to get deep into the weeds. Hugh wondered if there was a site plan review that would be used for STRs if it would be as rigorous. Preston agreed. Cathy noted neighbors wouldn't be permitted to chime in with their feelings. She thought part of the reason they would want conditional use was to allow the neighbors to weigh in. Preston said with conditional use, the use is questioned whether it is appropriate and with site plan review, the use is permitted but you can still discuss how many cars there will be and other things. Administrative review is done by Preston without going before the DRB. Barre wanted to be clear that they were discussing site plan review specifically for Airbnbs because they already have site plan reviews if they're going to do it for their property, so Barre was confused and wondered where the disconnect was between what Peter was suggesting and what they were discussing. Preston said conditional use review has site plan review and more and would make the process shorter in

1 terms of what questions would be asked. Barre understood but wanted to be clear that Peter was
2 asking them to change something. Peter said it wasn't necessarily short-term rentals because it
3 could be used on a lot of different things. In Brandy's, she allowed property line adjustments to be
4 done by the Zoning Administrator and not the DRB. Peter said they could take a whole level of
5 easy stuff and move it to another place. Peter thought if STRs were a conditional use, it would
6 only apply to new ones. Preston said Hugh had hoped to discuss the next steps at the last
7 Selectboard meeting but because there were only 3 Selectboard members present, it didn't happen,
8 and the Commission was not officially charged with it. Hugh thought if the Selectboard asked
9 them to consider what they could be doing related to STRs, they would but had not yet been asked.
10 Peter noted the DRB was involved with the quarry hearings, and he was aware they could drag on
11 and recalled a similar one dragging on for 6 months. Hugh was hearing from Peter that they should
12 consider site plan review, but Hugh thought someone had that discussion with the DRB, and they
13 weren't interested. Hugh asked for historical background on the site plan review discussion and
14 Preston thought they should ask them about administrative review which would be Preston doing
15 the easier ones. Preston said not only does the DRB have the quarry, but the number of hearings
16 is growing and thought they may be open to it because it wouldn't take the hearing process away
17 but was a bit of a lighter review for certain things. Preston didn't think they had clearly asked the
18 DRB about it. Preston had never dealt with site plan review as a standalone until he worked in
19 Killington where they deal with some big projects. Preston said although it was authorized by
20 statute, it would require a bylaw change. Hugh would talk with Bob to get his thoughts about it.
21 Preston said some DRB members don't want to delegate control, but some were getting frazzled
22 with the overload, and this may be the right time. Cathy didn't think it would change much for
23 them. The only difference Preston could see for site plan review was the initial warning is 8 days
24 and not 15. The neighbors are still notified but there's less time for a decision. Preston thought
25 the appeal period was the same amount or 30 days. Cathy pointed out that the DRB doesn't write
26 the decisions and a site plan review wouldn't stop a hearing. Preston agreed and although the DRB
27 is frazzled, he and Cathy are the ones who write the decisions.
28

29 **Agenda Item 3, Readiness Review of Proposed Village Center Updates for November 15** 30 **Selectboard Hearing**

31
32 The hearing will be before the Selectboard on the 15th and although there was fair attendance at
33 the Planning Commission hearing, everyone was talking at a 20,000-foot lookdown level and
34 nobody was specifically asking for anything different. It hovered around whether greater density
35 was good or bad and if the State is making them do it and if they wanted it. Preston said they
36 attempted to have Hugh, as Chair, open the discussion and then have Preston talk about specifics.
37 It was easy to say they were implementing the Better Places document, and the Home Act but
38 Preston was struck with the pushback about people wondering if they were letting the State tell
39 them what to do, so it was important to convey the Commission thought it was a good thing.
40

41 Tim said they were already working on ways to streamline the creation of more housing and Hugh
42 agreed. The Home Act gave them more impetus to push through with it and get it through in all
43 the Village districts, so they were in alignment with what the State wanted and ahead of the curve.
44 Hugh said there was some stuff in the Act they weren't completely aligned with, but they reacted
45 to it and aligned, and were going in the right direction. As a planner, it made sense to Preston to
46 allow more density, but understood when it was your own house and there was infilling around

1 you, you may not like it. Where Preston lives in Woodstock, he's surrounded by 5 neighbors and
2 used to it but not everyone is. Hugh learned after the public hearing not to go in with the attitude
3 that the State was making them do it but what was happening and why they're doing, it's a good
4 idea and to clarify they align with the State. Preston agreed. Preston added that there was a state
5 mandated report that was meaningless and vague and they always have done it because they're
6 supposed to, but they've come up with a new report to comply with the Home Act and Preston has
7 looked at it several times and the number of questions asked could be compared to taking a law
8 exam asking for written paragraphs and justifications as to why things are being done. Cathy said
9 the form wasn't supposed to be mandatory until December 31st but when she sent in new changes
10 without it, they told her she must use the new form now. Cathy said there were larger houses in
11 Chester that were hard to deal with but with the density changes, it would work well to allow them
12 to be broken down into units. Cathy added the reduced parking requirement would also help. Hugh
13 agreed. Preston was favorably impressed that some larger houses were already divided into units.
14

15 Hugh wanted to speak about the changes made which eliminated the adaptive zone. It was in Mixed
16 Use and had spoken about it some at the public hearing. Preston's impression was the Adaptive
17 District was set up to provide flexibility for the Armory. Now that they have an adaptive section
18 of the bylaw, it's no longer needed. Preston said they made the district big, so it didn't appear like
19 spot zoning around that use. Cathy said it was a part of town that unexpectedly had municipal
20 water. Preston said because the well was there with a water line, it could be tapped into. He was
21 perfectly fine with adaptive going away and didn't see it serving any use and they didn't take any
22 rights away from the neighbors there and, if anything, they increased their density. At the last
23 Planning Commission meeting MARC provided a map showing it was all mixed use and Preston
24 had asked if everyone understood what they were doing, and he thought they had said yes. For the
25 Selectboard Hearing notice, Preston indicated that adaptive would be merged with mixed-use.
26 Hugh thought they were agreeable, but they didn't discuss it. Preston said it looked fine on the
27 map because the Adaptive District was part of the Greater Chester Center higher density area that
28 they wanted. It used to be valuable to be on public sewer without public water being necessary but
29 now with all the PCPs and everything else, many want public water if they're going to have a
30 project that serves multiple uses. Hugh, in preparation for the meeting, had pulled up the existing
31 document for adaptive and said there were currently conditional uses in adaptive that would not
32 be available. They were animal hospital, animal kennel, building and construction trades,
33 campground, and wood processing. Tim noted animal hospital showed as a conditional use and
34 animal kennel was not listed. Building and construction trades were conditional, and campground
35 and wood processing were not permitted. They eliminated heavy construction trades and light
36 industrial, nursery, and healthcare facility were conditional. Preston wasn't concerned about
37 campground because it was an area where they probably wouldn't want to encourage it but did
38 mention that someone had applied for a permit for a campground at the end of Whitten Road near
39 Wymans Falls and there were a few neighbors against it. Preston said it was a conditional use and
40 required a hearing. Preston thought the person proposing it had the resources to do it, which would
41 be 6 cabins with a bathhouse. Each cabin could have up to 4 people so it could be 24 people. Barre
42 asked if it was on the snowmobile trail and Preston said he would like snowmobiles included.
43 Barre thought it was a good idea and something to encourage. Barre said part of the housing issue
44 was people who recreate and come to snowmobile or ski and it's a burden for some to trailer their
45 snowmobiles to Lovers Lane but there isn't much zoning where you can build along a snowmobile
46 trail so to provide a camp or series of cabins near there would keep people from buying a traditional

1 house and free up housing for others. Barre has a friend in Wisconsin who built cabins along the
2 Birkebeiner Trail, which is a cross country ski trail, so the people who want to ski or snowmobile
3 on that trail don't need to purchase homes near there. Barre thought Chester should encourage that
4 in the rural districts.

5
6 Preston thought that kennels should be far away from neighbors because of barking dogs but noted
7 that Gussie's was in the industrial district, but barking dogs couldn't be heard so they controlled
8 that. Hugh wasn't proposing they made any changes and for him, it was awareness and when he
9 looked at the bylaws, he never understood what the zone was trying to be so the fact they were
10 streamlining it out was part of their simplification process and he felt comfortable with what they
11 were doing but wanted to make sure everyone was aware. Hugh suggested they take a few minutes
12 and review it in case there were questions, so they weren't caught off guard. Barre recalled in the
13 past people being upset with changes but had not experienced that at the recent hearing. Hugh said
14 one fellow, who was concerned about density, was a little upset. Compared to what Barre had
15 experienced in the past with people being upset, he thought it all went well and thought there was
16 often a level of naivety and wasn't concerned about it. Hugh agreed. Preston pointed out that Arne
17 likes to go over the details but so far, nobody had emerged saying it was bad. Barre thought it was
18 a matter of being patient and getting everyone up to speed and then they were fine. Preston pointed
19 out the Selectboard doesn't have the power to change it, only to send it back. Hugh said to Preston's
20 point about Arne going through details, they wouldn't go through each new zone word for word.
21 In some materials for the public hearing, they provided a spreadsheet and PowerPoint presentation
22 that gave the dimensional changes and use changes, so it kept the written material down to about
23 5 pages which was more productive than trying to go through the bylaw wording. It would also
24 provide the opportunity to weave in what is in the districts they would be discussing was the food
25 truck so they could discuss it as a new use and whatever dimensional shrinking they were doing.

26
27 Preston said the Selectboard package would be distributed this week, so to make sure it was ready
28 for Julie by Thursday. Hugh asked what usually happened and Cathy said it would be mostly
29 Preston negotiating with Julie. Preston said the hearing notice, bylaw change, and map were
30 already on the website. Preston wondered if they wanted to include the table and Hugh was going
31 to chat with Preston. Hugh said, as an artifact for communicating their intended changes, he
32 thought the table was ready and the summary documents provided the meat and potatoes of what
33 was happening without reading 30 pages, but they could include the 30 pages in the package. Hugh
34 asked if they gave them that much detail and Preston and Barre said they had to. Preston said they
35 were the legislators and needed the information. With respect to the table, Tim thought what they
36 talked about with it not being ready for primetime was not including it in the bylaws and whether
37 they were going to include permitted or not permitted rather than just blanks. Preston agreed.

38 39 **Agenda Item 4, Follow Up Discussion on Renewable Energy Bylaw Language**

40
41 Hugh had included it in the agenda because there was time and he thought they needed to button
42 it up. Hugh noted it would not go in the packet to the Selectboard for November 15th, but if they
43 could agree what renewable energy would look like, they would have it ready for the next round
44 of changes. Preston said the food truck was done separately but approved and ready so at the next
45 Selectboard submission, they included it, and this was the same. Barre asked what it meant about
46 it being included in the next round. Hugh said they were going into the rural districts, and it would

1 be included. Barre asked if it was an ordinance or a statute. Hugh said when they were looking at
2 the administrative changes, they stumbled across this inconsistency with how they were handling
3 renewable energy and questioned what they were doing for folks who were trying to do off-grid
4 renewable energy. They couldn't solve it quickly enough as part of the administrative changes, so
5 they decided to resurface it and tune it up. They had a meeting a month or so ago and out of that
6 meeting, two areas of feedback came. Lee wondered why it all needed to go to the fire department
7 and 50kW seemed like a big system. Hugh said Preston followed up with the fire chief and Hugh
8 followed up with Lee to get his point of view about the 50kW. Lee said he would drop it to 15kW
9 because it was a reasonable size system and for grid systems, the certification process is easy but
10 going over 15kW requires a review. Hugh said they were there to discuss changing 50kW to 15kW.
11 Hugh said if 15kW was consistent with something that the State was doing, he would be okay with
12 that, and Preston could share his discussion with the fire chief.

13
14 Bill Lindsay asked who did the review when it was over 15kW. Tim said if it was a residential or
15 commercial system that had applied for over 15kW AC, it was the Public Utilities Commission.
16 Preston added that for everything that receives a Certificate of Public Good from the State they
17 don't get to comment on, so the bylaws refer to those who don't net meter. Preston thought it was
18 interesting that Lee didn't realize people who don't net meter needed to get a permit. Preston said
19 they were trying to find a way to clarify what goes to the state and what is exempt and what things
20 they can regulate themselves. If it's a private system that is over 15kW, the Town will want to
21 review it. Hugh said Lee agreed with that. Tim thought that should be for ground mounted but not
22 roof mounted. Preston agreed and said that was how he wrote it because the roof limited how big
23 it could be. Hugh said Lee had said for what Tim did, the number should be for ground mounted.
24 Tim suggested adding in parenthesis, AC for alternating current, because you could get into a
25 technicality where the DC wattage could be over 15kW but it's the inverter. Preston said whenever
26 kW was used DC should follow and Tim corrected him and said it was AC. Cathy addressed
27 number 3 and Preston said it should say 15. They decided everywhere it was 50, it should say 15.
28 It included numbers 3 and 4 and on the following page 4.3. Barre clarified that they were talking
29 about primarily the visual impact on neighbors due to the size of the rack of panels. Hugh agreed
30 but said part of the argument for looking at it was if a system was connected to the grid, neither
31 the town nor the neighbors get to have input, so the argument was why penalize those off grid?
32 Barre thought an off-grid person may not have close neighbors who would see it. Like the sound
33 ordinance, it didn't matter what they did in the middle of nowhere if nobody could hear it. Barre
34 said if those things were in place, and nobody could see it, it would be allowed. Hugh thought
35 today it was a conditional use permit just to do this. Under the current bylaw, it would be a
36 conditional use per Preston. For Tim's clarity, he asked if they were saying systems under B would
37 be permitted by Preston. Preston said if they were under 15, they would be exempt. Preston said
38 they would add it to the exemptions. Hugh said it would be added to the long list of exemptions.

39
40 Tim said under 4b, a ground mounted wind energy facility should not exceed a total height of 125
41 feet or a maximum height of 40 feet above obstructions, e.g., structures and tree canopies within
42 300 feet of the tower. Tim said there wasn't a lot of wind being built which could change because
43 people seemed to be working on the technology again. He questioned if they should limit someone
44 from being 40 feet above the treetops because depending on their location, they may need to in
45 order to get adequate wind for their wind turbine to work. Hugh was interpreting it differently and
46 thought it may require clarification. Hugh read it as 125 feet or a maximum of 40 feet above the

1 obstruction. Hugh wondered if he had a 100-foot tree, could he have 140 feet. Tim asked what if
2 he had a 40-foot tree? Hugh thought he could go to 125. Tim wasn't reading it that way but saw
3 what Hugh was saying. Hugh agreed they should clarify it. Peter suggested making it 125 feet
4 because if you were in a windy place, the wind would take the trees down. Peter has 40-foot-tall
5 hemlock stumps because the tops of the trees snapped off. Someone would cut the trees down
6 around them, so Peter suggested making it 125 feet and removing the rest. Tim thought that would
7 work and be an option. Preston said he just lifted the language out of the existing bylaw but if they
8 felt it was too restrictive, he was fine. Tim thought it could allow people to build a taller tower and
9 Cathy said it depended on how they interpreted it. Tim said they no longer have 100-foot trees as
10 all the chestnut trees were gone and white pines wouldn't survive if it was windy. Hugh liked
11 Peter's point and suggested they go with 125.

12
13 Peter noted that supporting guidewires must be located 10 feet from all properties. Peter would
14 change it to say the tower shall be located its height from the property because they can fall over.
15 Tim said it was somewhere. Peter pointed to the last sentence about the guidewires. Tim said the
16 guidewires wouldn't be 125 feet out and would be 1/3 of the tower height. Peter suggested making
17 it the height of the tower. Tim wondered if he wouldn't want the anchors and guidewires closer
18 and Peter said he wouldn't want the tower to fall on his neighbor. Tim thought it was covered and
19 Peter said not if the supporting guidewires were 10 feet from the property. Cathy said it had to be
20 at least 10 feet away but also said on the fourth line of b that the facility shall be set back from all
21 property lines at least the distance that is equivalent to the height of the tower plus the district
22 setback. They all agreed. Tim thought it was the height plus 50% of the height. Preston said it just
23 said the height plus the setback from a boundary. Tim read, "Wind turbines less than 100 feet with
24 a blade diameter no greater than 20 feet and set back at least 150% of their height from lot lines
25 and rights of ways are exempt." Preston said it was in statute and an exemption that the State of
26 Vermont gives, and they were just repeating it. Hugh thought the supporting guideline language
27 was redundant because of the language that says the facility shall be setback from all property lines
28 at least the distance that is equivalent to the height of the tower plus the distance setback, so if it
29 was true, was it not possible to have guidewires 10 feet from the property line. Tim said it didn't
30 make any sense but didn't necessarily stop people from doing it. Hugh asked if the sentence should
31 remain, and Tim thought it wasn't valid but wouldn't hurt anything. The others agreed.

32
33 Cathy questioned 4a. for the ground mounted solar facility which said it shall meet the minimum
34 height requirement for the district in which it was located. She wondered if there was a minimum
35 height and Tim and Preston said it was the building height. Cathy thought it should be maximum
36 and not minimum and the others agreed with Cathy. Preston said there was no minimum height
37 requirement as it was the maximum and was currently 35 feet in all districts. Tim asked what they
38 were going to do about 125 feet or 40 feet and if they were going to scratch the maximum height
39 of 40 feet. They decided to scratch the 40 feet height.

40
41 Tim asked about the last part of F, the applicant shall forward a copy of system specifications to
42 the Chester Town Fire Department with a note that the chief would welcome the information and
43 wondered if they did it for IC approved systems and Preston thought not. Preston emailed Chief
44 Matt Wilson saying what it was, and Chief Wilson said fires with panels on the roof scare him
45 because they're highly flammable. Preston doubted the State would provide that information. Tim
46 thought the fire department would want to know that information more for the electrical aspect

1 because he didn't think they were that flammable because they were glass and silicon but there
2 was an electrical concern because when light shines on them, they generate electricity, and the fire
3 department would want to know that. Tim wasn't going to question him because he was the fire
4 chief but wondered what Matt would do with the information about the specifications of the
5 system. Preston said Matt would need to be highly organized because if it was in a file, when there
6 was a fire, it wouldn't be useful. Tim didn't want to burden solar installers without there being a
7 good reason but maybe Matt had one. Preston would ask Matt for more details. Tim thought if the
8 shutoff was labeled, it would help. Tim asked Peter if his wind turbine was labeled, and Peter said
9 yes but all his systems were grid tied. In the State of Vermont, Peter is seeing it now, because
10 short-term rentals are getting shut down because they can't meet the fire code. Peter said if you
11 build a dwelling, you can connect it to the grid, it doesn't require an electrician, and you don't
12 have to do anything. Peter said most who live in the woods with a solar system that he knows,
13 don't hire an electrician. Tim said if it was interconnected, it had to be, and Peter said the State of
14 Vermont wouldn't require an electrician to wire your house because it's solar. Barre was under the
15 impression that if there was a fire, they would shut off the power before they started spraying water
16 and thought that was the situation with the funeral home and where the dog kennel is, because if
17 they spray water on it, the firefighters could be electrocuted. Barre thought if there were Tesla
18 powerwalls in the home and they started spraying water, they may get electrocuted and thought
19 they could search on the internet to see if it was possible. Barre thought maybe there wasn't any
20 concern but that they should find out. When Matt emailed Preston, he didn't indicate a concern
21 related to the powerwalls. Preston was aware that for larger generator systems they want the shutoff
22 clearly marked. Hugh was hearing from Tim that they can all agree, the fire department wants to
23 know which homes have these types of systems but didn't know if they needed the full
24 specifications. To Peter's point, for people who do their own work, nobody knows if they label
25 their systems. Hugh knew on his system that it was labeled everywhere and indicated there was a
26 battery in the basement and where the solar panels are so the fire department has awareness. Hugh
27 was hearing that Matt would like to know, if he went to an off-grid situation, that there are solar
28 panels and a battery in the basement before he starts spraying water everywhere. Peter asked Hugh
29 if he had an external disconnect for the batteries outside his house. Hugh wasn't sure and Tim said
30 his house didn't have one. Peter said someone would need to get into Hugh's basement to
31 disconnect the power to the house. Hugh thought they had put a breaker on the outside. Peter said
32 if there's a breaker, code requires a disconnect at the meter. Peter said when he turns the disconnect
33 at the breaker, the inverter picks up the electrical load and the whole system starts because it's a
34 power outage and there isn't a way to disconnect that short of disconnecting the batteries. Peter
35 said externally, that would still only shut the solar off and the batteries would still be hot. Tim said
36 the Tesla powerwall uses a gateway which is all communicated through the internet and was pretty
37 sure they didn't have a disconnect for the batteries at his house. Tim said with photovoltaics,
38 they're wired in series so you could have 700 or 800 volts on one string of panels of DC power
39 and to him, that was the big concern for the fire department being on the roof but also thought they
40 would want to know if there was a battery because 220 volts would still injure someone. Hugh
41 said his panels could be disconnected outside the house and Green Mountain Power could shut the
42 power off at the pole but turning off the batteries he wasn't sure about. Tim said they could shut
43 the batteries off if he was in their program. Cathy pointed out that was dependent on an internet
44 connection and there were some periods in March of last year when there wasn't any internet.
45 Hugh said they wouldn't want to remove language requiring the fire department to be made aware.
46 Preston thought he knew enough to ask Matt if there should be shutoffs or labels. Tim wondered

1 if Matt already tracked where there were photovoltaic systems. Cathy said he asks for a lot of
2 information just on principal but didn't know what he did with it. Barre was surprised that Matt
3 didn't say more and was why Barre was wondering if it wasn't as big a problem as they thought.
4 He wondered what happens if you have a powerwall and spray water on it. Barre had some fire
5 people he would call. Peter had gone through his house with the state inspector and said a
6 disconnect for the inverter or battery was not required. Barre asked if Peter thought firefighting
7 with water on the batteries was not a threat and Peter said it was the electrical. Tim thought Peter's
8 point was the national electrical code covered all this stuff and it wasn't the local fire department
9 or state fire code but the national electric safety code. Peter said his inverters would shut down
10 when the water hits and shut down the system. Peter thought the Green Mountain inspector was
11 more stringent than the state inspector. Barre said inverters were different than having the Tesla
12 powerwalls and Tim said you would have both. The batteries store DC and the panels make DC,
13 and it gets converted to AC. Barre clarified that Peter was saying if someone sprayed water and it
14 hit an inverter, the inverter would blow a fuse and the power wouldn't go past the battery pack but
15 if it melted between the inverter and the battery pack, he wondered what would happen. Peter said
16 if the battery packs melted down, there would be another issue that the water wouldn't help. Hugh
17 said water wouldn't do anything for a lithium battery. Hugh asked Preston what his takeaway was,
18 and Preston said he would send Matt another email asking what he got for net metered currently,
19 if he was concerned about batteries, and was he more concerned about things being well marked
20 and labeled and having shutoffs than about receiving a manual of system specifications. Tim
21 thought the design packet was a small book and Preston agreed. Hugh thought a standard for
22 labeling things may be more reliable than hoping when someone does the initial installation, or the
23 applicant will provide a notification of some kind to the fire chief. Hugh thought if there was a
24 labeling requirement and they did it and even if Matt isn't aware, when he shows up and things
25 are labeled, he would at least have a chance. Hugh thought the same people that are inclined to
26 live in the woods and off the grid would be the people who, the last thing on their mind would be
27 to notify the fire chief that they had just installed a new system. Hugh thought notification may be
28 a weak link and labeling the better strategy, but he wasn't certain. Preston would do his best to
29 include the appropriate language.

30
31 Preston said because the DRB was having difficulty getting things done, he had scheduled a
32 hearing for November 20th which was the Monday before Thanksgiving and the date for the
33 Commission's next meeting. Preston suggested meeting on November 27th if needed and Hugh
34 proposed they didn't meet. Cathy suggested having a meeting on November 27th if the Selectboard
35 sent the bylaws back to them to do something. Tim agreed to tentatively schedule a meeting.
36 Preston pointed out that November 27th was only one week before their regular meeting on
37 December 4th. Hugh agreed to tentatively schedule a meeting for November 27th and if it wasn't
38 needed, to cancel. Tim would be traveling for the Thanksgiving holiday and wasn't sure he would
39 be back in time but said they could meet without him.

40
41 Barre questioned how they would ramp up to do the rural districts. Hugh said they would start it
42 in January to give them a lull during the holidays. Preston said the grant would be satisfied when
43 they finished this so the rural districts were not required to follow the grant. Barre asked if that
44 meant they wouldn't have help and Preston believed Jason would continue to help them as Chester
45 is a member of MARC. Hugh said Preston and Jason also needed to prepare for the rural districts.
46 Preston added that Brandy had proposed a very different vision for the rural districts and a lot of

1 what she had, he liked but it was very different. Barre said it wasn't just Brandy but they had put
2 a lot of work into it with charts and graphs and it was where the Stone Village distance came from
3 at the last meeting. Preston said the rural may be more difficult than the center of town. In terms
4 of the map for the rural districts, Preston liked it more than what they had now but would be
5 different for the people who live there. The argument about the 18-acre district would need to be
6 dealt with. Preston said the current map for the rural district wasn't good and he welcomed a
7 change.

8

9

Agenda Item 5, Adjournment

10

11 Tim moved to adjourn, and Barre seconded the motion. The motion carried unanimously. The
12 meeting was adjourned at 7:50 p.m.

DRAFT