

**TOWN OF WESTMINSTER
PLANNING COMMISSION MEETING
May 9, 2016**

Members Present: Chris Vincent, Chairman; John Medeiros, John Barnett, and Randy Major;
Kathy Kingston

Others Present: Russell Hodgkins (Town Manager / Planning & Zoning Administrator),
and Nancy Dalzell

1. CALL TO ORDER: Chris Vincent (Chair) called the meeting to order at 7:00 p.m.

2. ADJUSTMENTS TO AGENDA: None

3. ACCEPTANCE OF MINUTES: John Medeiros asked about the vote made on C) Article VI and thought the vote failed with the vote count correct. Discussion and agreement that the vote failed and a correction to the minutes was needed. “Motion Failed 0-4-2”. **Chris Vincent made a motion to accept the minutes as amended. Randy Major seconded the motion. Motion passed.**

4. COMMUNICATIONS AND PUBLIC COMMENT: None

5. UNFINISHED BUSINESS (Discussion / Action):

A): Discussion of proposed Bylaw revisions, Article VII: Planned Unit Development

Discussion on whether to add the terminology of a Planned Residential Development (PRD) was talked about at length. The Commission came to the conclusion that it was not necessary and the removal of the definition will be discussed when they get to it. Minor corrections were made throughout the article as it pertains to the ease of understanding the contents. The main focus was re-established that the reason for this exercise is to make this document easier to understand for the applicants. The Zoning Administrator is to rewrite the section 710 Purpose and give it back to the Commission for the next meeting.

6. NEW BUSINESS (Discussion / Action):

a) Act 250 Business: The ZA explained the circumstances that the Owner of Burtco (Stanton Scott) is having with the ACT 250 Board. Mr. Scott is trying to add an additional mini storage building to his complex off Route 123 in Westminster Station and one Act 250 Board member is not for this development and has made him redraw his proposal 3 times moving the building to new locations around the property each time. The ZA went on to say that it's ironic that the PSB thinks nothing about placing renewable energy on prime Ag land, but Act 250 won't let an application through for a tax based property to be enhanced. Towns can't win.

b) PSB Business: The ZA presented to the Commission an update from the PSB on the Vermont National Guard solar array project that is going into the Industrial Park. Russ Hodgkins explained that the National Guard visited the Town Hall and made a sincere gesture of removing their request of the solar project off the docket. They knew the Town had a problem with the solar array taking the rest of the Commercial/Industrial Park. The Selectboard Chair, Sheldon Beebe explained that if the National Guard didn't place the array in the park another entity would. The PSB has OK'd one other attempt to take the rest of the land, so it should continue the quest to reach an agreement.

c) Drone Regulations: Chris Vincent asked that this be tabled until the next meeting because of the time.

d) Update to National Guard Project: The Commission heard the update in the above PSB Business.

7. OTHER BUSINESS:

The ZA informed the Planning Commission of the opportunity for them to go to the Spring Planning & Zoning Forum on Wednesday June 15, 2016 at the Lake Morey Resort in Fairlee.

An update was requested on the violation of the stormwater runoff from State Police Public Safety Facility onto the town property. The ZA explained that an offer has been made by the Town and the Selectboard are waiting to hear back from them.

8. DATE OF NEXT REGULAR MEETING: June 13, 2016 at 7:00 P.M.

9. ADJOURNMENT: John Medeiros made a motion to adjourn at 9:00 PM and Kathy Kingston seconded. The motion passed and the Chair declared the meeting adjourned.

Signature of Clerk

Date

Prepared by: Russ Hodgkins - ZA