

Calais Planning Commission
Official Public Meeting Minutes
February 17, 2015

Present Members:

Rich Quelch, John McCullough, Janice Ohlsson, Jack Russell, Gary Root, Paul Rose and Betsy Parah.

Visitors:

Meg Dawkins
John Dawkins
Denise Wheeler
Anne Winchester
Ginny Kern
Jeremy Weiss
Dot Naylor
Karin McNeill

Jack's Opening Statements

- We received input from townspeople and Committees
- State statutes require public hearing
- We'll consider additional ideas, make changes, and submit to Select Board
- Current Town Plan allows us to apply for grants
- Our criteria for Town Plan:
 - o No new taxes
 - o Compassion
 - o Changes need sufficient supporting information
 - o Increase of pressure to use Town Plan as regulator tool
 - Use regulation and mandates as last resort
 - o Continue to allow grandfathering
 - o Goals and action steps achievable within 5 years
- Smart Growth important for use moving forward

Question

1) Anne Winchester

- Smart Growth linear development along public highways
 - o Linear?
- Strip development like Barre – Montpelier Road?

What do you mean by linear development?

PC

- Reduce development deep into the forests to reduce impact on Natural Resources

2) Clarity on Smart Growth – Denise Wheeler

3) We need a balance between forests and agriculture – Dot Naylor

4) How would a professional site planner be used to develop a PUD? –Dot Naylor

PC – Hire professional site planner to design and inventory. (Use funding resources to do this, such as a grant.) We will clarify.

5) Consider expanding village district boundaries – Anne Winchester

Does the map reflect the actual desired boundaries? - Anne Winchester

PC - Nope

6) Concerns – Jeremy Weiss

Cell phone towers

- a) PSB has jurisdiction
- b) They do not look at Zoning Regulation for Cell Tower development
- c) Zoning Language
- d) We need stronger language
- e) Create a plan for where the cell towers should be implemented
- f) Can we move what we have in Zoning Regulations?
- g) Jeremy will propose new language

PC – We would appreciate language recommendation

- 7) Where did this come from? “Consider revising zoning regulations to require minimum setbacks of 150 feet and vegetated buffers of 50 feet for all surface waters.” - Anne

PC – This recommendation came from the Conservation Commission

- 8) Undue adverse impact – Why remove undue? – Anne

PC – This recommendation came from the Conservation Commission

- 9) Any questions on the energy section comments?

Replace wording with renewable energy

Energy group submitted their comments last Thursday. - Karen

- 10) Remove: New roads and driveways must be located such that 50-foot wide vegetated riparian buffers are maintained between roads and surface waters. Minimum setbacks of 150 feet or greater from all lakes, ponds, streams and rivers shall be required for new roads and driveways. - Anne

- 11) Page 84 - Kent Museum – Consider replacing *purchase* with *pursue* - Anne

- 12) Transfer of development rights – ask for more expert help

- 13) Maybe increase size of Planning Commission – Denise

- 14) Need designated representative to CVRP and an alternate - Denise

Meeting adjourned at 9:00 PM

Notes recorded by Betsy Parah and Rich Quelch
Notes edited and typed by Rich Quelch