*These Minutes will be accepted into the public record (with any corrections noted) at a future meeting of the Whitingham Planning Commission.*

# Attending

1. Brad Lackey, Kristen Breeden, Peter Barus, Gig Zboray, John Bennett (WRC), Jenepher Burnell (WRC Representative)

# Call to Order

1. The meeting was called to order at 6:35 PM.

# Additions or Changes to Agenda

# Hearing of visitors (for concerns not on the agenda)

1. Ms. Burnell had attended the full Windham Regional Commission meeting Tuesday (February 27), at which there was a presentation on adopting an Act 174-compliant Regional Energy Plan; she reported that they had discussed language on resource lands; placement of utility-scale turbines in the Windham region; redefinition of resource lands to disallow wind turbines in certain towns; etc.
2. There was discussion with reference to land-use maps; other constraints (from DNR etc.); resource areas; Public Utility Commission; it was noted that there was no definition for “substantial deference” vs. “due consideration”; that the PUC can override intent, presumption of validity, etc., with “good of the state”. Mr. Bennett discussed the Plan and the process, public hearings, etc.

# Work on Zoning Regulations edits (Article 3)

1. Mr. Bennett had questions and recommendations for Article 3, xi to xxi; several corrections were made for formatting consistency (*eg*, “section” or “§”, “V.S.A.”, etc.), punctuation, syntax, capitalization, outline number format. It was suggested that Mr. Bennett use his own discretion in formatting the final draft. He recommended checking applicable statutes against citations, as changes are likely to have been made. There was extended work on language for clarity and consistency with statutory requirements. Subdivision definition was discussed.

Next meeting: Article 5.

# Chair’s report and correspondence

# Zoning Administration

# Other Business

## Approve prior Minutes

* 1. Mr. Lackey moved to approve the Minutes for January 10, 2018, and February 12, 2018. Second by Ms. Breeden. **All in Favor.**

# Executive Session as Necessary (none)

# Adjourn

Mr. Lackey moved to Adjourn. Second by Mr. Barus. **All in Favor.**

The meeting Adjourned at 8:5 PM.

**The next meeting is scheduled for Thursday, April 5 at 6:30pm.**

*Respectfully submitted, Peter Barus, March 2, 2018.*