**WHITINGHAM PLANNING COMMISSION**

P.O. BOX 529

JACKSONVILLE VT 05342

REGULAR MEETING

DECEMBER 14, 2016

These Minutes shall be accepted into the public record (with any corrections noted)

at a future meeting of the Whitingham Planning Commission.

Attendees: Brad Lackey, Chair; Kristen Breeden; Peter Barus; Gig Zboray, Zoning Administrator; John Bennett, WRC. Absent: Phil Edelstein, Linda Donoghue.

Brad called the meeting to order at 7:09pm. Brad requested additions to the agenda: briefly discuss Jacksonville overflow bypass, MPG status, flood regulations, zoning, and energy planning (Act 174).

Zoning Administrator:

Gig thought the changes to the fee schedules were still a little high but for both ZBA hearings and Site Plan Reviews an awful lot of work is involved. It was agreed to leave the fees at $150 each and recommend the new fee schedule to the Selectboard. If applicants complain a lot the fee schedule can be looked at next year.

The Planning Commission reviewed a subdivision zoning application. All zoning requirements were met. The application can be approved by the Zoning Administrator.

Minutes of November 9, 2016. **At 7:27, Peter moved to approve the Minutes of November 9, 2016, as written, Kristen seconded, all in favor.**

Town Plan updates with John Bennett:

Maps: Do we want the maps 8.5 x 11 or 11 x 17 so they are much easier to read. The Commissioners all agree that the maps should be 11 x 17 and fill the entire page. We had the following comments on the maps: Proposed Land Use map doesn’t have colors on “Ru” and “C” (rural and conservation) lands. Colors should be added. Natural Resources map is missing “important farmland soil” (we later found soils on map on page 45) and John will request a note to show that all streams shown are perennial streams. Existing Land Use map: John will ask about the Barus property in current use. Community Facilities and Utilities map: the older version seems more zoomed in than the current version but it could be just that the current version didn’t print using the whole page (size matters); missing historical sites (the numbers are still listed on the map but no corresponding key). Should all the maps be dated the same? Yes, 2017 and no month.

Town Plan Text:

Page 8 and following: Whitingham Community Survey uses data from the 2008 survey, should be updated. Need new survey numbers for the graphics and need to make new graphics. The text will need to change showing the 2015 numbers. Brad will get the numbers and update the texts on page 8, 9 and 15. John will make the tables.

Page 15: Community Facilities & Services uses 2008 Community Survey info, needs to be updated. Kristen prefers tables rather than graphs.

Page 20: Historic Resources, needs new number from 2015, John will look for it.

Page 22: John has the 2015 numbers for the Recreation bar graph so he will make a new chart.

Throughout the document are Linda notes/questions that the Planning Commission addressed.

Page 49 & 50: John will continue to try to update the graphics, otherwise he will make a chart.

Pages 57, 58 & 59 (Housing) Kristen will correct.

Page 63: John will update the graphs or insert a chart.

Page 64: Economic Development needs to be looked at by EDG.

Page 65: Energy – based on 2000 census info and WRC is working on providing assistance with new Energy sections for Town Plans that should be ready in a few months. The Planning Commission (Peter) will read everything and draft a letter of interest in having WRC provide assistance to Whitingham with updating the energy element to meet Act 174 standards for the PC to review and, if agreed, the PC should consult with the Selectboard to see if they are interested. The due date for the letter of interest is January 11th, 2017.

Page 68: “Vermont Housing Finance Authority’s Energy Saver Loan Program” seems to no longer exist, John will delete.

Page 69: Policy 2, Recommendations 3:1 and 3:2 should be unbolded.

Regarding the Overflow Bypass – the North River stream geomorphic assessment project consultant looked at the area and determined that a bypass won’t work because the land goes uphill and the channel would meet the hillside and encroach on the parking lot. A meeting is still planned for January with all the State entities and Town representatives.

Municipal Planning Grant application for 2017 was denied.

Flood and Fluvial Erosion Hazard Regulations – a model has been prepared by the WRC and John gave us copies to look at. The Planning Commission will include the Flood Regulations into the Zoning Bylaw update.

**At 9:45pm , Peter made a motion to adjourn, Kristen seconded, all in favor.**

Next meeting: January 11, 2017.

Respectfully submitted,

~Gig Zboray, acting clerk