

TOWN OF SUTTON
Planning Board
Pillsbury Memorial Hall
Meeting Minutes
January 5, 2016

Present: Planning Board Members: Carrie Thomas, Chairperson; Carole O'Connell, and Roger Wells, Members; Jim Lowe, Alternate; (Bob DeFelice and Peter Blakeman, Members; Dan Sundquist, Ex-Officio; and Lisa Hogarty, Alternate; were absent); and Laurie Hayward, Land Use Coordinator (LUC).

The meeting was called to order at 7:15 PM, by Carrie Thomas, Chairperson.

Administrative:

Minutes of previous meetings: Minutes tabled.

Correspondence: None

Reports: None

Members decided to move directly into a work session.

Work session: The Chair opened with a discussion of the agenda for the meeting to be held January 18, 2016 which will include Public Hearings, the Eversource request for approval to trim trees on a scenic road and the proposed changes to the Zoning Ordinance and the Building Ordinance. The LUC told members that Sundquist forwarded copies of the GIS maps of Slopes and of Wetlands and those maps will be on view at the Public Hearing on the Ordinances.

O'Connell asked how the Board could handle the proposed changes if the Zoning Board of Adjustment members cannot be convinced to support the Planning Board preferred language. The LUC stated that, as she understands it, there are a couple of different approaches. The Planning Board could decide that there are two ways to view the language and let the voters decide it by placing both sets of language on the ballot. If the Planning Board decides to only place their current preferred language on the ballot, then the Zoning Board of Adjustment must decide whether to pursue their preferred language by placing a citizen's petition on the ballot. The LUC recommended that the Board simply wait for public input and make their determination after the Public Hearing.

Wells brought up Amendment 9, which was changed to reflect the language that Wells proposed in the previous meeting. Wells indicated that he understood although he proposed it, the other members had agreed not to use that language. The LUC stated that she thought that the language was dropped because the Notices of Public Hearing to be held January 5, 2016 did not include that language. Because there were questions on the language during the meeting on December 22nd and she was leaving for Christmas vacation to start the next day, she did not publish the notices. The LUC asked the members to go through any questions and agree to any language in question. Wells says that he definitely does not want the Steep Slope version requiring 60,000 square feet offered on December 22nd included in the draft

language the Board is proposing and does want to revert to the original language proposed. Board members agreed with Wells. There was additional discussion about presentations, the order of presentations and who should present which amendment. Wells asked the LUC to provide him with a copy showing draft language and where, within the proposed draft, specific amendments could be found. The LUC agreed to meet with Wells to give him the draft and list of locations. Wells asked the LUC email the current draft of changed pages only and he will review before they meet.

O'Connell asked what happens if the Planning Board does not have a quorum at the Public Hearing. The LUC explained that, if there is no quorum, the proposed Ordinance changes cannot be placed on the ballot and the whole thing will wait until another year. O'Connell asked about the necessity of a January 26, 2016 meeting. The LUC told members that it seemed quite possible that the Board would need a second Public Hearing to deal with any change to the proposed amendments. If they do make a change, then they MUST hold a second Public Hearing and that MUST be held on Monday, February 1, 2016 in order to be in compliance with state statute. Board members agreed to cancel the meeting for January 26, 2016 and keep February 1st open for a possible second Public Hearing. The LUC told members that she does have a request for Voluntary Merger from Michael Carrier and will schedule it for the end of February. The Chair pointed out that they will also not have a meeting on the second Tuesday of this month, January 12th. Board members also agree that they would not meet on the second Tuesday of March as the hall is in use for the Town vote.

Next meeting is scheduled to be held on January 18, 2016 at 7:00 PM and will include Public Hearing on the Eversource request for tree trimming and the Public Hearings regarding the Zoning Ordinance changes.

There being no further business, Wells moved, the motion was seconded and it was unanimously voted that the meeting be adjourned at 8:09 PM.

Respectfully submitted,

Laurie Hayward
Land Use Coordinator