

Readsboro Planning Commission  
Minutes of  
Thursday, March 15, 2018, 6:00 PM Meeting  
Readsboro School  
Draft Until Signed Below

**Present: Eunice Crowell, Jim Franzinelli, John Whitman, Susan Bailey and Helyn Strom Henriksen**

Chair called meeting to order at 6:01 PM. Chair called for a motion to accept the minutes of the January 25, 2018 meeting. Motion made by Eunice Crowell to accept minutes as written, seconded by Susan Bailey, all in favor, so approved.

Lengthy discussion on the WRC Regional Energy Plan followed. John came to the Planning Commission meeting with concerns about the most recent draft of the WRC Regional Energy Plan that appears to support restrictions for wind power turbines (large commercial turbines) in what is defined as “public and resource lands with special designation”. From the conversation and information that John shared, if this regional plan is passed as currently written will prevent such uses of a large portion of Readsboro and other most western southern VT town from using the land for future wind use development. Part of the discussion is that Readsboro Governance, Planning Commission haven’t been involved in this process. Since this is not the final draft of the Regional Energy Plan, there is still time for Selectboard, Planning Commission to further discuss this plan and submit written position statement and/or attend upcoming Public Meetings regarding this issue. PC and Selectboard should come together and explore this issue much for thoroughly and participate in the meetings. Should the Plan pass as is future use of the Resource/Public Lands will prevent any future Wind Power Development in these areas. Part of further discussion should include new maps for these land areas that are defined as “resource lands” and designate specific restriction due to “special status” or “critical lands” and an indication from the Town of Readsboro how these lands should be designated and those that have potential for future Wind Power/Solar or other new energy development. The decisions about future land use should be determined by the Town in which the land is located rather than a “blanket” policy for all towns. John Whitman is designated member of WRC representing Readsboro and has attended many meetings and has expressed concern over this issue for several months. Jim Franzinelli, Selectboard Member will plan to attend future meetings with John.

Section of the Town Plan rewrite for Education Services – needed to update with merger creating the Southern Vermont Unified Union School District under Act 46. This should be a final draft. Boards are still working on policies and moving forward with reorganization etc. New District Board will be effective as of July 1, 2018 and local boards will cease to exist on that date.

Helyn Strom Henriksen has requested that the Planning Commission take a look at the current Zoning Bylaw in relation to Camps/Primitive Camps. Currently this section falls under “Conditional Use” but is not clearly defined and primitive camps are prohibited. Camps are only allowed in the Conservation and Rural Residential Districts in the current Zoning Bylaw. Helyn is suggesting adopting the state requirements for camps/primitive camps: ,inside sink, potable water and waste water disposal, and restricted time periods as established by the State of Vermont. Brief discussion followed, and it was decided that Planning Commission will write potential language change for consideration. Any Amendment to the Zoning Bylaw will require Public Hearings and approval of Town Voters.

Discussion followed with suggestion from John that a checklist be adopted so that each step of a Zoning Application can be followed at each step. This would include designating the responsible person as well as action completed. Helyn indicated that a checklist has been established for this purpose already. John felt it need to be more specific so that each person involved would be accountable for their part and that it would be a way to be sure due process is being followed. It would also allow others to see where the application is in the process at a specific time.

There being no further business before the Commission, Susan Bailey made motion to adjourn, seconded by Eunice Crowell, all in favor, so moved. Meeting adjourned at 7:20 PM

Respectfully submitted,

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Susan Bailey, Chair  
Readsboro Planning Commission

UNAPPROVED