

**PLANNING COMMISSION
MEETING MINUTES**

Thursday, 1-20-22 at 6:00 PM

Town of Fairlee Town Hall
Grange Room
75 Town Common Road
Fairlee, VT 05045
or by Zoom

Thursday, January 20, 2022

CALL TO ORDER: 6:03 PM

Rob Chapin, Chair, called the meeting to order.

PRESENT

Commission Members: Rob Chapin, Chair (online); Matthew Walker (online); Susanne Pacilio (online); Smith Reed (online); Sarah Berger, Vice Chair (absent); Miranda Clemson (online); Tim Danen (in person). A quorum was met.

Zoning Administrator: Chris Brimmer (in person)

Board Clerk: Joanna Bligh (in person)

Visitor: Peter Berger, Kevin Gieger (Two Rivers-Ottauquechee Regional Commission [TRORC]), Noël Walker

REVIEW OF AGENDA: Approved as written.

REVIEW OF MEETING MINUTES

MOTION #1: Tim Danen moved, and Susanne Pacilio seconded the motion to approve the Minutes from **January 5, 2022**, as written.

Voice Vote: All in favor. None opposed. None abstained. The motion passed.

STAFF AND PUBLIC COMMENTS:

Selectboard Chair, Peter Berger: Berger complimented the Planning Commission on their hard work on the Interim Bylaw noting that the revisions were “robust and innovative.” Berger continued that the Village Master Plan needs input from the community, and the Selectboard will partner with the Planning Commission to do outreach. Brimmer stated that the Commission is not yet ready for Master Plan outreach because data and scoping are to be completed.

Lynne Fitzhugh: Fitzhugh asked about the process for trading subdivision rights and how this affects the landowners.

NEW BUSINESS

Kevin Geiger, TRORC, Density Swapping and Zoning Map

Brimmer introduced Kevin Geiger to discuss subdivision density as a tool for development and conservation. Geiger provided a handout for the members and discussed how this document could be used as an insert during community outreach meetings. Geiger explained the density

benefits in transferring “house rights” between the Rural Resource Area and the Residential area that has roads, services, and school access.

Geiger provided the members with the color-coded map of Fairlee Zoning Areas showing the intact forest areas, wildlife corridors, conserved land, lakeshore areas, and mixed use and residential zones.

Discussion:

Chair Chapin discussed the possibility of a bimonthly schedule going forward to plan and implement the listening sessions. Pacilio noted that often the public does not show up for the meetings. There was consensus among the member that Zoom public debates are the best option for increasing attendance.

The members and Brimmer discussed the Town control of Rt 5 (Main Street), stormwater remediation, the Clean Water initiative, streetscape, sidewalks on the Town Common, and the Bus Shelter grant.

Next Meeting: Wednesday, February 2, 2022

ADJOURN

MOTION #3: Tim Danen moved, and Smith Reed seconded the motion to adjourn the meeting at 7:25 PM.

Voice Vote: All in favor. None opposed. None abstained. The motion passed unanimously.