

**PLANNING COMMISSION
MEETING MINUTES
Wednesday, June 1, 2022, at 6:00 PM**
Town of Fairlee Town Hall
Grange Room
75 Town Common Road
Fairlee, VT 05045
and on Zoom

Wednesday, June 1, 2022

CALL TO ORDER:

Rob Chapin, Chair, called the meeting to order at 6:02 PM.

PRESENT

Commission Members: Rob Chapin, Chair; Sarah Berger, Vice Chair (absent); Susanne Pacilio; Miranda Clemson; Tim Danen; Smith Reed (absent); Jane Chambers (absent). A quorum was met.

Zoning Administrator: Chris Brimmer

Minutes Clerk: Joanna Bligh

Visitors: None.

REVIEW OF MEETING MINUTES

MOTION #1: Susanne Pacilio moved, and Miranda Clemson seconded the motion to approve the Minutes from **May 4, 2022**, as written.

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

STAFF AND PUBLIC COMMENTS:

- Brimmer, as Health Officer, discussed two eviction situations -- one which the Selectboard is handling through the VT Agency of Human Services and the second resulted in arrests and court appearances.

UNIFIED DEVELOPMENT BYLAW ISSUES

Cannabis

- Brimmer reported on the cannabis State law that has been legislated and suggested replacing the Cannabis Establishment, Lounge, and Manufacture sections in the current Bylaw to the heading of Retail Sales to conform to State law. The new wording reads, as follows:

A retailer or dispensary engaging in commercial sale of cannabis and related psychoactive products upon Town-wide vote to permit sales per State statute. A cannabis establishment is a conditional use in the Town of Fairlee and shall not be locate within 500 feet of a public school.

Clemson asked if the Town would receive any tax compensation from the sale of cannabis, and Brimmer responded, No, there is no tax for services or consumption.

Brimmer noted that the Town vote will require a separate warrant article.

Subdivision Rights / Receiving Areas

Chair Chapin asked if all residentially zoned area can be receiving areas, and Pacilio replied, No, because some existing subdivisions are private or have steep terrain on the dirt roads. Brimmer noted that the wildlife corridors, for example on Rt. 244, cannot be receiving areas.

Pacilio asked when these changes in Bylaw wording would become effective, and Brimmer responded after the Public Hearings at the end of the summer. Chair Chapin added that the Bylaw vote will take place in November.

Designated Growth Area in Overlay District

Brimmer provided a map of the Overlay District with suggested revisions to the map with new Bylaw wording. The members discussed the included and excluded areas on the Overlay District map that reflect the designated areas to received subdivision rights.

MOTION #2: Tim Danen made a motion to approve establishing the receiving area from the proposed changes on the Overlay District map.

- The members agreed by consensus to the proposed Bylaw wording 2.4 Purposes of the Overlay Areas and 5.5.2 Waiver Criteria; however, the members preferred to have a full Commission for this Overlay District map vote.
- Brimmer recommended an August or September Public Hearing, and Brimmer and Chair Chapin suggested that the Overlay Districts be approved either at the July 6 or August 3 meeting with a full Commission.
- Danen withdrew his motion, and the motion died.

MATERIALS REVIEW and RUN THROUGH of the PUBLIC OUTREACH SESSION #4: *Subdivisions* to Be Held on Wednesday, June 8, 2022, at 7:00 PM

Brimmer provided the members with a read-out of the upcoming presentation on *Subdivisions* to be held on Wednesday, June 8, 2022, at 7:00 PM at the Town Hall Grange Room or on Zoom. Brimmer's read-through included nine slides with notes emphasizing the following:

- Streamlined administrative permitting of simple plats.
- Bonus lots for cluster development of conservation subdivisions.
- Transferring subdivision rights.

The schedule of Public Outreach Sessions per topic were determined, as follows:

- Wednesday, June 8 – Subdivisions
- Wednesday, July TBD – Into the Weeds: Overlay Districts
- Wednesday, August TBD – Review and In-Depth Q&A and PUBLIC HEARING

Next Meetings:

- Fourth Public Outreach Session: SUBDIVISIONS, Wednesday, June 8, 2022, at 7:00 PM.
- Regularly scheduled meeting, Wednesday, July 6, 2022, at 6:00 PM.

ADJOURN

MOTION #3: Tim Danen moved, and Susanne Pacilio seconded the motion to adjourn the meeting at 6:55 PM.

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

*Transcribed by
Joanna Bligh, Minutes Clerk*