

**PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 3, 2022, at 6:00 PM**
Town of Fairlee Town Hall
Grange Room
75 Town Common Road
Fairlee, VT 05045
and on Zoom

Wednesday, August 3, 2022

CALL TO ORDER:

Tim Danen, Acting Chair, called the meeting to order at 6:03 PM.

PRESENT

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

Zoning Administrator: Chris Brimmer

Minutes Clerk: Joanna Bligh

Visitors: Peter Berger, ex officio.

REVIEW OF MEETING MINUTES from June 1, 2022. The Commissioners determined that only two of the members present were at the June 1 meeting; therefore, approval of the June 1 minutes was rescheduled until the September 7, 2022, meeting.

STAFF AND PUBLIC COMMENTS:

- **Staff Comments:** Brimmer reported on two single family dwellings under the application process. One, an accessory dwelling unit of 856 square feet, is located on Ely Rd., and the second on O'Donnell Dr. must go through the Development Review Board scheduled for Tuesday, August 23.
- **Public Comments:** None.

UNIFIED DEVELOPMENT BYLAW ISSUES

Date Sequence for Public Hearing

No discussion.

Selectboard Submission and Report / Selectboard Hearing and Vote for UDB

Selectboard Chair Berger expressed concern that the moratorium on Lake Morey ends in September. He stated that the conditional use of Lake Morey properties should be addressed in the Bylaw. Brimmer noted that the moratorium can be extended only for 1 year by state law. Berger stated that the Bylaw needs to address the lake.

Brimmer noted that there are two issues related to Lake Morey – that state regulations end at the Town road so broad protections do not apply, and that seasonal (182 days/yr.) vs. year-round occupancy is an issue.

Berger noted that the septic conditions on Lake Morey properties are not known, and the water study currently in process does not look at septic. Clemson noted that the recent town survey did not ask about septic systems. Reed recommended that the Lake Morey Protective Association be engaged to focus on water quality. It is now being done unofficially by Don Weaver and Greg Allen.

Berger stated that the state's water quality study of Lake Morey will have results in mid-2024.

Danen suggested that this discussion be continued until the next meeting with the entire Commission in place. Brimmer agreed to repeat this agenda item.

Planning Grant for Village and Growth Area Master Planning

Brimmer discussed tying in community septic with increasing Village density. Berger noted that the grants from the state do not address town growth. Brimmer discussed the small municipal planning grant and a larger grant to access the expertise of village planners, such as Chris Sargent.

MATERIALS REVIEW and RUN THROUGH of the PUBLIC OUTREACH SESSION #6: *Cannabis: New State Laws, New Local Issues to be held on Wednesday, August 10, 2022, at 7:00 PM*

Brimmer provided the members with a read-out of the upcoming presentation on *Cannabis* to be held on Wednesday, August 10, 2022, at 7:00 PM at the Town Hall Grange Room or on Zoom.

Next Meeting:

- Regularly scheduled meeting, Wednesday, September 7, 2022, at 6:00 PM.

ADJOURN

MOTION #1: Miranda Clemson moved, and Smith Reed seconded the motion to adjourn the meeting at 7:37 PM.

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

*Transcribed by
Joanna Bligh, Minutes Clerk*