

# TOWN OF CLARENDON, VERMONT

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## MINUTES

### SELECTBOARD MEETING – SPECIAL

Wednesday, April 13<sup>th</sup>, 2016

#### SELECT BOARD MEMBERS:

Robert Congdon, Jr, Clerk

Michael Klopchin, Chair

Arthur Knox

Daniel Pinkowski

Richard Wilbur (A)

CALL TO ORDER: 6:04 p.m.

PURPOSE OF MEETING AS WARNED: To discuss/act upon possible changes to the Town Plan Draft, and any other matter as may become necessary, continuing from March 30<sup>th</sup>, 2016.

PRESENT AT MEETING: Selectboard (4), Administrative Assistant, Treasurer; Robert Bixby, Planning Commission Chair Carol Geery, Planning Commission Clerk Gale LiCausi, Planning Commission members Bryan Johnson and Heidi Eccleston, Marjorie Southard, Phillip Mandolare. Also present was Barbara Noyes-Pulling of the Regional Planning Commission.

AGENDA ADDITIONS/DELETIONS: The Board Chair requested adding the liquor license application from Steve's Market to the agenda. Selectman Congdon motioned that it be added as the first order of business, Selectman Pinkowski seconded, the motion passed unopposed.

LIQUOR LICENSE APPROVAL: The liquor license application from Steve's Market was reviewed. Selectman Congdon amended his motion to include the whole board sign the application, Selectman Pinkowski seconded the amended motion, the motion passed unopposed.

Selectman Knox extended his apologies for missing the March 30<sup>th</sup>, 2016 Town Plan workshop.

#### DISCUSSION ON TOWN PLAN DRAFT:

##### OCCURANCE OF SHALL

The Board Chair read through the sections of the Town Plan that included the word "shall" as this had been a concern of the public as being too regulatory. After lengthy discussion of each occurrence, the following changes were made:

- Page 29, "culverts *shall* be maintained" was changed to "*will* be maintained"
- Page 32, "*shall include* the new River Corridors" to "*included* the new River Corridors"
- Page 62, shall removed from "a majority of fuel shall be sourced"
- Page 64, all three "shalls" appearing on the page changed to "may". The PC chair advised that the adjusted language would not carry standing with the Public Service Board; Selectman Pinkowski abstained from the discussion on renewable energy siting due to a conflict of interest.
- Page 88, in the last paragraph, "The village area of the town *shall*" to "The village area of the Town *will*"

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Any other occurrences of the word “shall” were left unchanged.

#### VILLAGE CENTER DESIGNATIONS

In discussing village center designations, the following changes were made:

- Page 88, the first paragraph. “Clarendon intends to *go forward* with the State of Vermont Village Center Designation” was changed to “Clarendon intends to *research* the State of Vermont Village Center Designation”.
- Page 88, last paragraph. “Village center designations are a goal *for two core areas*” was changed to “Village center designations area a goal *of the Town*”.
- Page 68. The last two paragraphs of this page were removed.
- Page 78. In the Vision For the Future section, “The designation of village centers” was changed to “The *possible* designation of village centers”.
- Page 84. Under Goal and Policies for the Economy and Economic Development, the second bullet, “settlement patterns in *two areas* of town” was changed to “settlement patterns in town”.
- Page 89. The third paragraph was changed to say “allowed with an approved conditional use permit”.

#### LAND USE

Marjorie Southard spoke to her concerns that light industrial should not be included in residential/commercial zones for safety reasons. After a discussion on the language in the Future Land Use section, the following changes were agreed upon:

- Page 88, fourth paragraph. “The Purpose of this district is to maintain residential areas and allow *commercial (retail and wholesale) and light industrial* enterprises”, was changed to “The purpose of this district is to maintain residential areas and allow *business* enterprises.
- Page 88, fifth paragraph. “An additional purpose of this district is to allow for residential, *commercial and light industrial*” was changed to “An additional purpose of this district is to allow for residential and *business* uses”.

#### GRAND LIST VALUES

Bryan Johnson advised that the last column of the grand list values on page 15 needed to be divided by 100 to be correct. After a brief discussion, the Board agreed to this changed.

Several typographical errors in the draft were also addressed. On page 56 improvements to the Town hall were adjusted, and changes in the last paragraph on page 9 were discussed.

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#### SELECT BOARD MEMBERS CONCERNS:

Selectman Knox questioned the village designation language on page 9, he was advised that it was previously altered at the last Town Plan meeting.

The Board Chair instructed the Administrative Assistant to follow up with Barbara Noyes Pulling to confirm the proposed changes to the draft.

The Board scheduled the two legal hearings for public input for the Town Plan for May 9<sup>th</sup>, at 5:30 pm, and May 23<sup>rd</sup> at 6:00 pm, to take place at the Town Hall, with the regular Select Board meetings scheduled for those dates to directly follow.

Selectman Pinkowski motioned to accept the proposed changes as presented, Selectman Congdon seconded, the motion passed unopposed. The PC chair thanked the Board for taking interest in the Town Plan.

ADJOURNMENT: At 7:21 pm, Selectman Congdon motioned to adjourn, Selectman Knox seconded, the motion passed unopposed.

SIGNED: \_\_\_\_\_ Michael Klopchin, Chair /s

SIGNED: \_\_\_\_\_ Robert Congdon, Jr., Clerk/s

These minutes taken and respectfully submitted by Heather Kent, Administrative Assistant, and were approved on May 9th, 2016.