

TOWN OF CLARENDON, VERMONT

MINUTES SELECTBOARD MEETING-SPECIAL Wednesday, March 30th, 2016

SELECT BOARD MEMBERS:

Robert Congdon, Jr, Clerk
Michael Klopchin, Chair
Arthur Knox (A)
Daniel Pinkowski
Richard Wilbur (A)

CALL TO ORDER: 6:05 p.m.

PURPOSE OF MEETING AS WARNED, TO DISCUSS/ACT ON POSSIBLE CHANGES IN THE TOWN PLAN DRAFT

PRESENT AT MEETING: Selectboard (3), Administrative Assistant, Brownson Spencer, Marjorie Southard, Alf Strom-Oleson, Planning Commission Chair Carol Geery, Planning Commission Clerk Gale Licausi, Planning Commission Bryan Johnson. Regional Planning Commission member Barbara Noyes-Pulling.
AGENDA ADDITIONS/DELETIONS: There were none.

DISCUSSION:

The Board Chair stated that public comments would be allowed only when recognized by him.

Village Centers: The Board Chair explained that the Board had researched the ramifications of having language referring to Village Centers in the Town Plan, and while the intent needs to be in the plan to allow for potential village center designation, it does not force the town to do so. The Board was polled on its opinion of the language; all members agreed it should not be specific. A discussion followed on the possibility of developers basing decisions on the specified potential village centers in the Town Plan, and what ramifications that would have for the Town. Selectman Pinkowski stated the language needed to be more ambiguous so as not to stifle growth; the connection to Act 250 and the 9L criterion were discussed. Selectman Congdon suggested taking out the specifics of 2 village centers on page 9, and being very ambiguous in any other language referring to village centers; the Board agreed.

Changes from Expired Plan: The Board Chair highlighted some changes from the expired plan to the new draft, which included road mileage, education, the airport, water, sewer, community facilities, and energy.

Regulatory Language: There were concerns about the language, particularly the use of "shall" and "will", as being too regulatory. The PC Chair explained that Town Plans are now given weight in section 248 issues, and the language used must be strong. A discussion followed and ended with the Board Chair asking the Administrative Assistant to seek a legal opinion from the Town's attorney on the language use.

Ridgeline Overlay: The language on page 90 describing the ridgelines was discussed as possibly being too restrictive to development, when it was truly meant to discourage wind turbines. After a lengthy discussion about the advantages and disadvantages to the language, it was proposed to delete bullet points one and two on page 90, and keep bullet point three. A new map of the ridgeline overlay was

TOWN OF CLARENDON, VERMONT

MINUTES
SELECTBOARD MEETING-SPECIAL
Wednesday, March 30th, 2016

presented to the Select Board and was met with approval. The PC Chair spoke to the purpose of the plan, which is to keep with the desired goals of the community, and to think of the future.

Future Land Use: Marjorie Southard raised concerns addressing future land use, particularly the inclusion of light industrial in the residential/commercial zones. A lengthy discussion followed, which included the results of the planning commission survey, examples of light industry, and questioning of the exact definition of light versus heavy industry. No changes were proposed.

The Board Chair asked if there were any further comments, Robert Bixby questioned if the last sentence in the first paragraph on page 88 would be removed, as it stated that the Town would go forward with village center designation. It was agreed that it should be rewritten or removed.

The Board Chair instructed the Administrative Assistant to draft a list of the stated concerns for the Board, and to follow up with the Town's attorney on the use of "shall" and "will". A second workshop was scheduled for April 13th.

Alf Strom-Oleson questioned the stated grand list value; Barbara Noyes-Pulling responded that she was following up with the Town Listers for the correct amount.

SELECT BOARD MEMBERS CONCERNS: There were none.

RECESS: At 7:40 p.m., Selectman Pinkowski motioned to recess the meeting until 6:00 p.m., April 13th. Selectman Congdon seconded, the motion carried unopposed.

SIGNED: _____ Michael Klopchin, Chair /s
SIGNED: _____ Robert Congdon, Jr., Clerk/s

These minutes taken and respectfully submitted by Heather Kent, Administrative Assistant, and are scheduled for approval on April 11th, 2016.