

PLANNING BOARD
Monday, July 19, 2021
Public meeting convenes at 7:00 p.m.
Appointments scheduled to begin at 7:30 p.m.

Present: James Corliss, John Koopmann, Roland Vollbehr, Joe Brodbine Bob Maibusch, Maria Bissell, Jon McKeon and Kelli Hanzalik (7:10).

Call to Order

James Corliss called the meeting to order at 7:00 PM.

Seat Alternates

Bob Maibusch was seated in place of Joe Parisi
Kelli Hanzalik was seated in place of Fran Shippee

Review of the Minutes

June 21, 2021

Jon McKeon moved to approve the minutes from June 21, 2021, as presented. The motion was seconded by Roland Vollbehr and passed.

Appointments (7:30)

Items for Discussion (7:00)

Rules of procedure

Corliss noted that he is wondering why the Capital Improvement Plan is in the Planning Board Rules of Procedure. Corliss noted that the Planning Board does not look at the plan because the Town has come up with another way to handle it. McKeon noted that it is his understanding that the Planning Board oversees the Capital Improvements Plan and is to do it every 7 years. Corliss noted that the Rules of Procedure state the Planning Board look at it every year. McKeon noted that in the past, a group of about 5 got together and by the end only a couple were still working on it. McKeon noted that the Town has a Capital Maintenance Plan in place, but the Capital Improvement is designed toward a bigger scope. Koopmann noted that it is intended to include items that would be warrant articles. Bissell noted that the Master Plan is from 2016 and asked how often studies were done. Corliss noted that the Master Plan was done by a survey of the town and Southwest Regional Planning Commission did much of the work associated with the completion of the updated Master Plan.

Lachenal looked online and noted that the last Capital Improvement Plan is dated 2013. Corliss asked Hanzalik if the Board of Selectmen use the Capital Improvement Plan. Hanzalik noted that

they can discuss this at their next meeting. McKeon noted that a Town having a Capital Improvement Plan is an important item for some grants.

Master Plan/Broadband section

Corliss noted that there is not much in the Master Plan regarding Broadband except a small piece in the regional section. Corliss noted that the Master Plan is supposed to be kept in a notebook to be able to update it easily. Lachenal noted it is in the Jon McKeon meeting room. It was located. It was noted that broadband capabilities are on the website under residents, but the information needs updating.

Invite EDC to a meeting

Corliss noted that he thought it might be a good idea to have some or all of the Economic Development committee at a meeting to try to help them when they are assisting potential businesses put together packages for the Planning Board. Koopmann noted that he spoke with Rzasz about that and Rzasz noted that previously they were putting together a checklist. Rzasz will look around to see if there is anything already done.

It was a consensus of the board that they would like to invite the EDC to the next meeting. Koopmann noted that he has suggested they (EDC) work with Code Enforcement as there is a lack of information on that side as well. It was noted that the more information gathered, and the more people involved the easier it will be to assist applicants.

Lachenal will invite the EDC to the next meeting on August 2, 2021, at 7:00 PM.

Items for Information

Wetlands Permit Application

Board reviewed Wetlands permit by notification for Mr. Thomas Quarles, Jr. Corliss noted it looks like he wants to fix his stairs and patio.

Other Business

Bissell noted that at the last meeting it was noted that the board may want to add signage to the Change in Use Checklist. Bissell noted that the board was confused about a couple items and if they were required or not required. Corliss noted that the application was an odd one, which caused the confusion. McKeon noted that he believes that signage should be added to the checklist because it is something the board wants to look at. Corliss noted that a sign is considered a structure and therefore it already needs to be noted. McKeon noted that there is a need for a site plan on a change in use and that should be on the checklist. McKeon noted that there is a need for a current site plan on the change in use checklist. McKeon noted that if there is an approved site plan on file and nothing is changing then there is no sense in requiring it, but if there is not an approved one on file, there needs to be one created. McKeon stated this will allow the Applicant and the Planning Board to know what is currently there and what is allowed and have something to measure any potential expansion.

Lachenal will update the Change in Use Checklist to add a copy of current approved site plan.

Koopmann noted that a plan needs to begin for creating some remediation regulations. Koopmann noted that he has brought this up at previous meetings and has gone to a Selectboard meeting to bring it up there. Koopmann noted that the Master Plan of Chesterfield puts a lot of weight on the environmental regulations and the value of Spofford Lake. Koopmann noted that we have to start laying out a plan. Corliss noted that as a result of the listening session, there was only one detailed plan. Corliss noted it was a very detailed plan measuring rainfall and runoff on a parcel bases. Corliss noted that he thought about that and does not believe it is possible to implement such a plan, even if the manpower was available. Corliss noted that he encouraged the Selectboard and the public to come up with any thoughts. Corliss noted that the proposed regulation was worked on for a couple of years and it did not go well. Corliss noted he would like to see other plans, but believes the board needs something to start with.

Koopmann noted that one of the criticisms was that there are a lot of violations around the lake. Koopmann suggested getting code enforcement on those violations. Koopmann noted that this is one element. Koopmann noted that the Planning Board needs to attack the issues or put together a group of people to talk about it. Corliss noted that any group or individual can work on this and come up with ideas and bring them to the Planning Board. Corliss noted that the Planning Board needs ideas. Koopmann noted that one issue around the lake is driveways. Koopmann noted he spoke with Chris Lord who stated there is no driveway slope requirement. McKeon noted there is a state requirement. McKeon noted that is not only for driveways coming out to State Roads. McKeon asked what the Board of Selectmen's position is on the topic. Hanzalik noted that they took public comments at the last meeting but had no discussion at that time. Hanzalik noted that the Planning Board could start with the regulation previously brought forward. Hanzalik noted that the regulation was flawed, but it is a place to start. It was noted that the Town does want to protect the lake and the proposed regulation was flawed and there was a lot of miscommunications fed to the voters. It was suggested the board start with the regulation, find the flaws, correct them, and then educate the public about the truth behind the regulation. Hanzalik noted that she believes there is an issue with Code Enforcement.

McKeon noted that this should be looked at as a long view. McKeon noted that a group should be working on this, talking with the Board of Selectmen and the public, and getting resources. McKeon noted that this will require spending of money. McKeon noted that the Planning Board can look into the items affecting the lake that are in our purview and the Board of Selectmen can tackle the things in their purview and everyone can be looking for resources and ideas.

Bissell noted that UVM did a study in Vermont where the professors worked with the State of Vermont on how it could control certain items. Bissell asked if there was anything in this area that could be utilized in the same way. Koopmann noted that the Spofford Lake Association has a watershed study on their website that utilized that type of thing.

Maibusch noted that part of the flaw with the proposed regulation was the numbers being picked out of the blue with no professional opinion or reasoning behind them. Maibusch noted that some of the pushback was due to the fact that the people driving this type of thing are the ones that are grandfathered in around the lake and already have what they want but want to prevent others from having the same thing.

McKeon noted that he does believe the Planning Board does need to start the long process. Bissell asked if part of the Capital Improvement Plan could be money to help with this. Bissell noted that she believes it is important to incorporate professionals and the town in this process.

Corliss noted that the Planning Board has to be perceived to be concerned about property owners' rights. McKeon noted that he did a study (and the Spofford Lake association has it) about what happens if something happens to the lake. McKeon noted that if the property values around the lake go down, it will affect the entire town as the tax amount needed will not go down and therefore everyone will pay a bigger share of the tax burden. Bissell noted that if you restrict development in

other areas just to protect the property values around the lake, you are protecting the property of some and not others. Maibusch noted that you are then protecting the property on the lake at the cost of other properties in Town. Corliss asked Hanzalik if the Selectboard is willing to spend money on this. Hanzalik noted she will bring it to the next board meeting for discussion.

Pam Walton noted that the Planning Board applications are hard to follow and suggested hiring a teacher to go through the forms to make sure they are easy to understand and follow.

Walton noted that the Town needs a full-time code enforcement officer instead of having that mixed with the building inspector job.

Walton noted that the lake zone needs regulations put in place to protect the lake such as driveways. Walton noted that driveways are being expanded and they are being allowed to do what they want while increasing their impervious coverage on small lots.

Items for signature

Adjournment

Jon McKeon moved to adjourn at 8:45 P.M. The motion was seconded by Roland Volbehr and passed unanimously.

The next meeting will be held at 7:00 PM August 2, 2021, at the Town Offices.

Respectfully Submitted by:

Patricia Lachenal

Planning Board Secretary

Approved by:



James Corliss, Chair

3Aug2021

Date