



**PLANNING COMMISSION MEETING**  
**~ Emergency Meeting ~**  
**Tuesday , July 2, 2019**

**Approved Minutes**

**Present:** Joe Wilson (presiding), Chuck Gregory, Char Osterlund, Judith Stern,  
Jesse Webster

**Absent:** Jen Gehly, Beth Gray

**Also present:** Renee Vondle, Town Planner

1. **Call to Order:** Chair Wilson called the meeting to order at 6:30 p.m.
2. Roll call: It was determined there was a quorum with five members present.
3. Energy Chapter:  
Chair Joe Wilson stated that the meeting has been called because there has been some inconsistencies discovered regarding the energy chapter which needs a 30-day warning so the public hearing needs to be set for Thursday, August 8 at 6:30 p.m.

**Chuck Gregory moved to set the date for the Energy Chapter Town Plan Amendment for Thursday, August 8, 2019 at 6:30. Char Osterlund seconded. Motion passed 5-0.**

4. Town Zoning Bylaw update:  
Chair Joe Wilson informed the commission there is an issue with the 15-day warning for the previously approved public hearing date.

**Joe Wilson moved to rescind the approval of the bylaws from the June 27, 2019 meeting. Chuck Gregory seconded. Motion passed 5-0.**

Chair Wilson informed the commission that the recommendation from the town manager and the regional commission is that the Planning Commission only make the changes that the Selectboard requested. The Regional Commission has requested that the district tables not be included in Phase I and there was some discussion to not include the EMD sign bylaw as well, but after conferring with the Town attorney, it was decided to leave the bylaws in.

Focus is to work on the changes that were requested during the May 1, 2019 meeting with Allison:

- A. Table 2.9 Residential Commercial District (RC)  
Conditional Uses 15 & 15 to decide on whether to delete Motor Vehicle Sales, Motor Vehicle Service, Motor Vehicle Repair.

In the header, the Purpose states that Permitted uses would be the same as those in High Density Residential areas while conditional uses would *include many of the uses allowed in the Central Business District*.

The PC reviewed all the Residential Commercial district maps including off of Union Street, Clinton/Souix Street, Main Street North Springfield, Chester Road and Valley Street

Discussion followed regarding the phrase “on parcels outside the urban limits, with a minimum of two acres”. It was discerned that this may have been put in to only allow sales, service and repair on larger lots, such as the ones on Chester Road, and thereby not allowing it on smaller lots like on Main Street, North Springfield or Valley Street that are also in the RC District. Jesse Webster stated that many of the lots in town do not have two acres.

It was agreed to change the phrase to “with a minimum of two acres” and to delete “on parcels outside the urban limits”.

The commission discussed future land use in the RC areas. Jesse Webster stated that we do not want to discourage business or the resale of a current business. The owners on Chester Road are going to eventually retire and he would not want to see them lose a property sale if the perspective buyers couldn’t continue the same use.

Town Planner, Renee Vondle stated that Allison’s concern is that if we leave it in RC, then we should be consistent and put it in CB because of that phrase in the RC header, but her recommendation is to remove the uses from the RC District. Chair Wilson stated that it doesn’t say “must or all”. It says “many”.

Char Osterlund moved to separate the three uses (Motor Vehicle Repair, Motor Vehicle Sales, Motor Vehicle Service). Jesse Webster seconded. Motion passed 5-0.

Joe Wilson moved to have Motor Vehicle Sales (on parcels with a minimum of 2 acres). Jesse Webster seconded.

## **XII. Adjournment**

The meeting adjourned at 7: p.m.

Respectfully submitted,

Renee L. Vondle  
Recording Secretary/Town Planner