

Town of Chelsea, Vermont

Planning Commission

2024 April 10 Meeting Minutes **DRAFT**

Meeting Information

Planning Commission Members: Bob Brannan, Chair
Gregg Herrin, Secretary
Absent - Ed Kuban
Justin Sauerwein
Neil Kennedy
Shenia Covey
Absent - Susan Hardin

Selectboard Members: (Gregg Herrin)

Other Town Personnel: Mary Ellen Parkman, Zoning Administrator

TRORC Representatives: Sydney Steinle
Bryan Kovalick

Community Members: None

Call to Order: The meeting was called to order on 2024 March 10 (Wednesday) at approximately 6:35pm, at the Chelsea Town Hall.

New Business

Review of Proposed Edits for the Town Plan

Sydney Steinle reviewed proposed wording changes for one section within the Town Plan, and led a discussion related to consideration of conservation areas.

Shenia Covey made a motion to approve the TRORC proposed edits as discussed. The motion was seconded by Bob Brannan, and it passed unanimously.

Sydney Steinle to finalize the edits as discussed and distribute to the Commission.

Sydney Steinle reminded the Commission of the need to have a hearing for public review and comment, and that State law specifies specific steps and time requirements for appropriately warning for townspeople, etc.

Sydney Steinle to provide the Commission with a summary of required steps and timeline.

Review of Proposed Edits for Zoning Bylaws

Bryan Kovalick led a discussion related to the Town's Zoning Bylaws. The majority of the review was about minor changes or statements to bring the Town's Bylaws into alignment with current State rules and wording.

There was discussion about whether or not minor structures should be included in the list of exemptions, resulting in a decision to remove minor structures from the proposed list of exemptions.

There was also discussion about exemptions for solar installations on flat roofs. Since State guidelines already indicate an exemption for flat roofs, it was decided that no exemption needs to be included in the Town's list of exemptions.

There was confusion around definitions and consistent use of terminology related to Use Categories. All agreed that it would be best to choose terminology that is consistent with State and/or Regional taxonomy.

- Bryan Kovalick** to compile State and Regional taxonomy for review with the Commission at the next meeting.

Review of proposed edits will continue at future meetings.

Next Meeting

Bryan Kovalick suggested that it would be good to set a recurring meeting day/time to facilitate having a quorum of Commission members available. It was generally agreed that would be preferred, but

- Bob Brannon and Bryan Kovalick** to coordinate a poll to determine the next meeting date and future recurrences.

Adjournment

The meeting was adjourned at approximately 8:10pm.