

BARRE TOWN PLANNING COMMISSION MINUTES FOR DECEMBER 18, 2019

The Town of Barre Planning Commission held a meeting on Wednesday, December 18, 2019 beginning at 7:03 p.m. at the **Municipal Building**, 149 Websterville Road.

MEMBERS PRESENT:

Cedric Sanborn, Debra Pierce, George Clain, Michael Gilbar, Chris Violette, and Byron Atwood

MEMBERS ABSENT:

Charles Thygesen, Sr.

STAFF PRESENT:

Chris Violette and Cindy Spaulding

OTHERS PRESENT:

None

1) **CHANGES TO THE AGENDA**

Mr. Violette requested to add under Item 4: Follow Up: Aldrich Library narrative and marijuana retail sale shops. Mr. Clain asked to add Energy to Town Plan.

2) **APPROVED MEETING MINUTES**

On motion by Mr. Clain, seconded by Ms. Pierce, the Commission approved the minutes of November 20, 2019, as amended. Vote 6-0-0.

On motion by Mr. Clain, seconded by Mr. Gilbar, the Commission approved the minutes of December 5, 2019 Special meeting as written. Vote 6-0-0.

3) **WORK ON REVIEWING TOWN PLAN PROPOSED REVISIONS**

- Regulatory Language
The Commission had a lengthy discussion with regards to regulatory language in the Town Plan with highlights:
 - Mandatory vs visionary language within Town Plan;
 - Public Utilities Commission reviews Town Plan for Section 248 hearings and Act 250 does as well;
 - Focus on mandatory language in Land Use and Natural Resources chapters and Land Conservation areas including mapping;
 - Enhance Energy Plan as an Appendix in the Town Plan to include regulatory language;
 - Historic background that Town Plans were visionary and the regulatory would be in the Zoning Bylaws;
 - Concerns the State of VT and RPCs will mandate more regulatory

language in the future in Town Plans;

- Potential sites for Energy Projects in the town.

Mr. Violette read an email from Zachary Maia of CVRPC explaining the above highlights and referencing page 27 of the *Municipal Enhanced Energy Planning in Vermont* from Northwest Regional Planning Commission. Mr. Clain suggested a simple sentence in the Land Use Development introduction: *Developers must follow zoning regulations unless otherwise adjusted by the Development Review Board.* Mr. Violette provided examples how many times regulatory words other towns use in their Town/Municipal Plans.

- Forest Integrity Goal

Mr. Violette presented a narrative to be included in the Land Use section of the Town plan for Forest Integrity. The Commission reviewed the document and suggested minor changes.

- Future Development Section: nothing available

4) **FOLLOW-UP**

- Aldrich Public Library

Mr. Violette handed out a narrative from the Aldrich Public Library to be included in the Town Plan with edits.

- Retail sale of marijuana

Mr. Violette gave a brief overview of a discussion at the previous evening's Selectboard meeting concerning a question asked of him whether retail sale of marijuana would be allowed with the current Zoning Bylaws. The answer is yes. It would fall under the definition retail sale small and permitted in three zones: Highway/Commercial and Office Building Retail, permitted use, and conditional use in East Barre Commercial zone.

Discussion ensued highlights:

- The Planning Commission feels like they are unable to determine, at this time, how to best regulate the retail sale of marijuana until the State Legislature crafts a final bill that would legalize it.
- The Planning Commission feels it would be helpful to have an understanding of how Town residents feel, and they think a non-binding Town wide vote, as soon as possible, would be helpful to gauge interest among Town voters

On motion by Mr. Clain, seconded by Mr. Gilbar, the Commission recommend to the Selectboard to potentially include non-binding Article on the Town Meeting warning regarding retail sale of marijuana. Vote 6-0-0.

5) **DISCUSS NEXT MEETING DATE**

The next meeting scheduled is January 15, 2020.

6) **ADJOURN!**

A MOTION was made by Mr. Clain, to adjourn the meeting, seconded by Ms. Pierce and so voted unanimously at 8:50 p.m.

Respectfully submitted,

Cindy Spaulding

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Cedric Sanborn, Chair
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George Clain
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Debra Pierce
- _____
Chris Violette
- _____
Michael Gilbar
- _____
Byron Atwood
- _____
Charles Thygesen, Sr.

