

Town of Readsboro
Planning Commission
Minutes of Public Hearing Regarding Zoning Amendment

Meeting held at the Parish Hall

Friday, August 28, 2020 at 5:30 PM

Present: Planning Commissioners: Susan Bailey, Chair, Eunice Crowell PC, Inger Strom Henriksen PC and Helyn Strom Henriksen, Zoning Administrator

Selectboard Members: Raymond Eilers, Chair and Joseph Berard

Guests: Teddy Hopkins, Berry Berard, Karen Telker, Gene Telker, Bart Howes, Michael Cole, Bradley Marchegiani

Meeting called to order by PC Chair at 5:46 PM

Planning Commission Chair began the meeting by reviewing the purpose of the Public Hearing, to review and amend language in the current Zoning Bylaw. The particular sections being reviewed (1) Definition of Camp and (2) Changes to Table 4: Land Uses Permitted.

Copies of the current language and the suggested changes were hand out to all present.

It became evident by the conversation that there is some confusion about the difference in what the State may require and what the Town requires in its Bylaw. Information handed out was a combination of both state and town. When writing the Bylaw with the help of the WRC, the Planning Commission may adopt part or none of the states language. Instead it may focus on “needs” of the Town and what is determined to “best meet/suit town environment.”

The primary reason for this Public Hearing is to clarify how the Planning Commission in conjunction with feedback may change the current definition of “Camp” (Readsboro has traditionally not acknowledged “Primitive Camps”).

New technologies approved by the State of Vermont and a suggested requirement of any “camp/travel trailers, motor homes etc” is intended to help define “camp etc”.

Dialogue from the audience at the Public Hearing were clearly supportive of increasing “camps” in Readsboro as they bring in new people who come to camp and spend money in the community.

Two pieces of documentation were received by the Planning Commission Chair (1) from Rhonda Smith who asked that it be read into the minutes – Chair read the communication and the second via E-Mail from Larry Hopkins (he did not ask that it be read into the minutes). However both expressed concerns about Camps/Primitive Camps. One of the issues was should application for Camps be compelled to file as a “variance application”. The application for a camp is currently listed as “conditional use” (camps are only permitted at this time in Conservation CON) and Rural Residential (RUR) Zoning Districts).

Questions about policing; the Zoning Administrator meet with any applicant and irresponsible for providing applicant with accurate information regarding land use and language in the Zoning Bylaw. Zoning Administrator is also responsible for accurate processing of all Zoning Applications and follow up.

Karen and Gene Telker had a question about their camp. In discussion it was determined that they have had their camp for many year and any changes to the Zoning Bylaw will not have an impact on them.

Discussion of “Porta Potty” uses requiring they be cleaned weekly.

Bylaw Amendments take effect after Planning Commission reviews all comments, and reviews the current language and then makes recommended change to the Selectboard. The Selectboard will hold its own Public Hearing and either approve the submitted changes or with the PC make final changes. It is then approved by the Selectboard and they will establish a date in which the new language takes effect.

The Planning Commission thanks everyone for coming to the Public Hearing or submitting material. Your feedback and participation is most helpful.

There being no further comment, the Public Hearing Adjourned at 6:50 PM

Respectfully submitted,

Susan Bailey, Chair
Readsboro Planning Commission

Approved