

Strafford Planning Commission
November 15, 2021

DRAFT

Present: Donald Graham, Chair; Greg Colling; Stuart Crocker; Chrissy Jamieson (left early); Michael Scanlan; Jason Schumacher (left early); Tom Scull; Martha Walke; Steve Willbanks.

Meeting called to order at 7:03PM.

1. Minutes from the October 18, 2021, meeting accepted as written.
2. Discussion of time line for completing the Unified Bylaw. Originally hoped to be done by December 2021 meeting and have it on the warrant for the Town Meeting. The Selectboard does not want it as they have, currently, a loaded agenda. They will look at it after Town Meeting agree that it will have to go before a Special Town Meeting later in the year. Hopefully, the PC will be able to have their hearing in late January.

Need to clarify to the Selectboard that the version with cross outs is based on the Braintree Bylaw and was (mostly) written by Kevin Geiger of TRORC.

John Echeverria, lawyer and former PC member, has agreed to review the Unified Bylaw. Jens Hawkins-Hilke, conservation planner at the VT Department of Fish and Wildlife, has offered to review the document.

Kevin Geiger has, reluctantly, agreed to review the document. He will be reimbursed for his time.

Motion: to empower the chair to solicit any suitable experts to review the Strafford Unified Bylaw document. (MS/TS)

A comment was offered that we be careful not to push too fast.

Motion passed unanimously.

3. Editing of the Unified Bylaw is too long to be done at a meeting. A volunteer committee of four (Donald Graham, Mike Scanlan, Stuart Crocker, Martha Walke) was formed to work on changes. All suggestions and comments, from any member, should be sent to the secretary and she will distribute them to the PC.

Language changes:

7.4 (approx.): Minor Subdivisions

End of second paragraph now reads: ...it may be referred to the DRB **and treated as a minor or a major subdivision.**

In Definitions: AFFORDABLE HOUSING: Affordable Housing is defined as that which

a household, making the County median income, could afford if no more than 30% of its income were spent on housing costs. For homeowners, housing costs include payments for principal and interest on mortgage, taxes, **insurance and condominium fees**. For renters, housing costs include rent and utilities **and condominium fees**.

~~ELDERLY~~ SENIOR HOUSING: Housing which is designed for and occupied by persons, at least 80% of whom, are 62 years of age or older.

Home Occupation II is out of the chart in Chapter 4 (p. 26-27, approx.).

Meeting adjourned at 8:14PM.

Respectfully submitted,

Martha M. Walke, Secretary