

**Townshend Planning Commission**  
**Minutes**  
**June 13, 2018**

**Present:** John Evans; Robert DeSiervo, Brandon Canevari and Andrew Snelling

1. **Call to Order:** Chairman Evans called the meeting to order at 7:20 p.m.
  
2. **Approval of the Minutes:** Canevari made a motion to approve the minutes of May 23, 2018 as submitted. The motion was seconded by DeSiervo and carried unanimously.
  
3. **Additions and Deletions:** Snelling requested that a discussion of zoning and the special town meeting be added under new business. Snelling also requested upcoming seminars be added under other business. Canevari asked that reprinting of town plan be added to the agenda under other business.
  
4. **Members of the Public:** None present
  
5. **Correspondence:** Project Review Sheet- Sugar Maple Village Condo subdivision. The notice says that the owners would like to subdivide the 2.6 acres into 6 separate lots and that the development will require an Act 250 permit.  
Vermont Wastewater System and Potable Water Supply Permit for High Meadows Associates for water and wastewater systems for a horse barn on Deer Valley Road.
  
6. **Old Business:**  
Act 174 Energy Plan Snelling presented email correspondence with Windham Regional Commission (WRC) expressing an interest in grants for developing an enhanced energy element in the Town Plan. He reported on the Department of Public Service hearing on the new WRC energy plan. The hearing went well and it appears that the WRC plan will be approved in the next few weeks, which will permit the WRC to approve town Act 174 energy plans.  
Village Center Designation No updates to report  
Review of Town Plan action items Given the full agenda it was unanimously agreed to differ review of Town Plan action items until next meeting.
  
7. **New Business:**  
Snelling started the discussion on zoning, by asking, what does a zoning study consist of? A general discussion on zoning ensued and there was agreement that the scope of a

zoning study can vary greatly and it appears that it will be left up to the Planning Commission should the special town meeting approve a study. There was further discussion of the cost of implementing and maintaining a zoning bylaw. Evans posed the question as to how far from route 30 and route 35 does zoning need to cover to protect the “scenic corridor.” He suggested that in order to protect the “scenic corridor” zoning would need to apply to the entire viewshed visible from Route 30. The discussion shifted to what the citizens want to accomplish with zoning and what is legally permissible regulation under zoning. Evans asked what the process was for amending a zoning once adopted and Snelling agreed, to research how to amend zoning, for the next meeting.

- 8. Other Business:** Canevari informed the commission that Howard Printing had declined to quote on reprinting the Town Plan and that Staples had quoted \$740 to print 25 copies with color cover and maps. It was agreed that \$740 was way too much and there has to be a mistake. Canevari will follow up and clarify that only five pages are color. However, if the quote is correct we should forgo printing the maps in color.

Snelling made the Commission aware of two upcoming seminars being held in the Townshend Town Hall by WRC. The first is “Basics of Town Planning” on Thursday, June 21<sup>st</sup> 6:30-8:00 p.m. The second, “Open Meeting Law Compliance Training” is being held on Wednesday, June 27<sup>th</sup> at 6:00 p.m. It was pointed out that this was the same day as our next meeting but that the seminar should be over by 7:15.

- 9. Meeting Schedule:** Regular Meeting: June 27, 2018 @ 7:15 p.m.  
Regular Meeting: July 11, 2018 @ 7:15 p.m.

- 10. Adjournment:** DeSiervo made a motion to adjourn at 9:35 p.m., motion seconded by Canevari and carried unanimously.

Respectfully submitted,

Andrew Snelling