



**Town of Whitingham
Planning Commission
Tuesday, April 16, 2019, 7:00 PM
Meeting Notes**

This Minutes will be accepted into the public record (with any corrections noted) at a future meeting of the Whitingham Planning Commission.

Present: *Planning Commission:* Brad Lackey (Chair), Peter Barus (Clerk); *Zoning Administrator:* Gig Zboray; *Windham Regional Commission:* John Bennett

Call to order: The meeting was called to order at 7:00 PM. A Quorum was not present.

Additions or changes to the agenda none

Hearing of visitors for concerns not on the agenda none

Work session to continue edits of the Whitingham Zoning Regulation: Mr. Bennett provided copies of statute, 24.V.S.A. § 4412, Required provisions and prohibited effects; and discussed the statutes; suggested changes in the bylaws document to align more closely to the statute; added *Heights of renewable resource energy structures* (6.1.6 in the bylaws); discussed numbering strategy to insert a section and avoid a total renumbering (6.1A, etc., *Required provisions and prohibited effects*, 6.1B *Limitations*)

Article 6.1 will have many changes (moving and renumbering) and we should all review the final draft carefully when it is available.

Article 6.2 – changed title to “Advertising Signs” (removed the word “outdoor”).

6.2.1 definition will move to be included in definitions at the beginning of the bylaw. Therefore, the rest of the subchapter will be renumbered. Remove any reference to “outdoor”.

6.2.3 (old 6.2.4) The number of signs allowed increased to three for a total of 60 square feet. If a business wants more signs or larger signs it would require ZBA conditional use approval.

Under 6.2.4 (old 6.2.5) the size limitations for signs in the chart (#s 2 & 3) were increased to 15 sq. ft each.

Under 6.2.5 b (old 6.2.6 b) “typically 25’ from the center of the road” will be added at the end.

Under 6.2.6 (old 6.2.7) we discussed Farmers Market signs which, in the past, were typically maintained for more than 4 weeks. However, since the Whitingham Farmers Market is not currently functioning we decided not to struggle with addressing it in this update.



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We will continue at 6.4 Home Occupations/Home Industries on Wednesday, April 17th.

Approve prior Minutes/Work Session notes a quorum was not present

Zoning Administrator/other business, as needed Gig questioned Brad about the Feal-Staub properties on Reed Hill Road. They are currently merging #364 and #384 Reed Hill Road into one deed/lot. They are working with engineers and the state to design and build a septic system to cover both buildings on both lots. Mr. Feal-Staub had asked Gig what else he needs to do in regards to local zoning. Gig confirmed with Brad that Mr. Feal-Staub should file a zoning application for change of use from primitive camp to single-family home.

Mr. Feal-Staub indicated to Gig that they are not planning any business in the garage as was discussed at an April 11, 2017 Zoning Board of Adjustment hearing.

Adjourn 8:45pm

Respectfully submitted, Peter Barus, Clerk, & Gig Zboray April 17, 2019