

SWANTON PLANNING COMMISSION
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07/16/14 PUBLIC HEARING
SWANTON PLANNING COMMISSION

The Swanton Planning Commission held a public hearing on Wednesday, July 16, 2014 at the Swanton Town Offices, 1 Academy Street, at 7:00 P.M.

Present:

Jim Hubbard
Andy Larocque
Ed Daniel
Ron Case
Ross Lavoie
David Jescavage, Town Administrator
Ron Kilburn, Zoning Administrator
Yaasha Wheeler, Secretary

The hearing was held to receive public comment and to consider for approval, proposed changes to the Swanton Zoning Bylaws and Subdivision Regulations pursuant to Chapter 117 of Title 24, Section 4441 and 4442, Vermont Statutes Annotated:

The regulations affect the entire Town and Village of Swanton. The purposes of the zoning and subdivision regulations are to provide for orderly community growth, to further the purposes established in Section 4302 of the Act, and to implement the “Swanton Town and Village Municipal Plan” adopted by the Joint Legislative Body on August 31, 2010.

The Swanton Planning Commission has proposed the update and revision of the “Land Use & Development Regulations for the Town & Village of Swanton, Zoning Bylaw Subdivision Regulations” which were first adopted on July 18, 2001 and last amended on December 18, 2013. With the aid of the Northwest Regional Planning Commission, the Swanton Planning Commission proposes changes to the following:

access requirements, development buffers from waterways, stormwater and erosion control, parking space calculations, flood hazard overlay, and open storage limitations. In addition, the amended provisions address some of the matters omitted from the original, new standards required in order to comply with the National Flood Insurance Program, and other issues which address concerns raised by members of the Swanton community. This assisted zoning revision project was funded by a municipal Planning Grant awarded by the Department of Economic Housing and Community Development.

Following this scheduled hearing, the proposed amendments and any proposed changes that are approved by the Planning Commission will be forwarded to the Joint Legislative Body for their consideration and adoption at a duly noticed public hearing in the near future.

Jim Hubbard opened the hearing at 7:07 p.m. This is the final discussion of the 2013-2014 rewrite of the land use and development regulations. The public hearing was meant to present the rewrite to the community; no community members were present.

Mr. Daniel asked if “warehouse” was added to the Southern Growth District, and Mr. Hubbard recalled that the item had been discussed, but warehouse was not added. Mr. Case said that, at the time, Mr. Hubbard had said that the Planning Commission was so far into the rewrite that there was no point in adding it until a later revision.

Mr. Hubbard stated that the Planning Commission was comfortable with the revision as it stood and was ready to approve it before moving it along to the Joint Legislative Body.

Mr. Lavoie made a motion to close the public hearing; Mr. Case seconded. Motion carried. The public hearing closed at 7:11 p.m.

Mr. Case made a motion, seconded by Mr. Lavoie, to forward the Planning Commission’s final draft of the Swanton Zoning Bylaw revision to the Joint Legislative Body for future action. Discussion: Mr. Larocque asked if the JLB would get the final copy of the revision. Mr. Jescavage agreed that they would, and that the new format would allow for future revisions as needed. Mr. Daniel asked if it would be available to borrow, and Mr. Jescavage said that the final copy would be available online. Discussion concluded. Motion carried.

Mr. Daniel made a motion, seconded by Mr. Larocque, to approve the PC meeting minutes of May 7, 2014. Motion carried.

Mr. Lavoie made a motion, seconded by Mr. Daniel, to approve the June 25, 2014 public hearing minutes as printed. Motion carried.

Mr. Daniel mentioned that the Northwest Regional Planning newsletter noted a new way to record permits. Mr. Hubbard said that there was also an interesting article on municipal violations.

Mr. Jescavage said that he would make copies of the new open meeting laws for discussion at the next meeting. He recapped a few of the changes.

Mr. Kilburn informed the Planning Commission that the Northwest Regional Planning Commission was offering Swanton the opportunity to submit a grant request, which, if awarded, would include help with rewriting the Town Plan.

The next Planning Commission meeting would be held with the Joint Legislative Body; Mr. Jescavage would ask if the JLB members would be willing to meet on August 20th for review of the final bylaw revision.

Mr. Lavoie made a motion, seconded by Mr. Case, to adjourn at 7:30 p.m. Motion carried.

Respectfully Submitted,

Yaasha Wheeler
Planning Commission Secretary

Jim Hubbard

Ron Case

Ed Daniel

Andy Larocque

Ross Lavoie