

**VILLAGE OF ESSEX JUNCTION
PLANNING COMMISSION
DECEMBER 3, 2015
AGENDA
6:00 P.M.**

I. Audience for Visitors

II. Additions or Amendments to Agenda

III. Minutes

A. Regular Meeting – November 19, 2015

IV. Work Session – Updates for Land Development Code

V. Other Planning Commission Items

VI. Adjournment

This meeting will be held at the Essex Junction municipal building at 2 Lincoln St., Essex Jct., VT. Reasonable accommodations will be provided upon request to the Village, 878-6950, to assure that Village meetings are accessible to all individuals regardless of disability.

**VILLAGE OF ESSEX JUNCTION
PLANNING COMMISSION
MINUTES OF MEETING
December 3, 2015**

MEMBERS PRESENT: John Alden, Amber Thibeault, Diane Clemens, Joe Weith.
(David Nistico, Nick Meyer, Andrew Boutin were absent.)

ADMINISTRATION: Robin Pierce, Development Director; Will Hayden, intern.

OTHERS PRESENT: Wayne Beebe, Rick Yates.

- AGENDA:**
1. Call to Order
 2. Audience for Visitors
 3. Additions/Amendments to the Agenda
 4. Minutes
 5. Work Session: LDC Update
 6. Other Planning Commission Items
 7. Adjournment

1. CALL TO ORDER

In the absence of Chairman Nistico, John Alden called the meeting to order at 6 PM. There were no announcements.

2. AUDIENCE FOR VISITORS

Wayne Beebe, 27 Wilkinson Drive, asked about the public hearing process with the update to the code. John Alden explained there will be public hearings on the updated code once the revisions are complete.

Rick Yates, 29 Wilkinson Drive, commented on setting policy for backyard hockey rinks, stating it is unfair to set policy based on one person's input, especially if the person does not support hockey rinks. Policy should be set to minimize risk, not eliminate risk. Hockey rinks are age based so to have one set of rules for all rinks will create a rink that is not usable by all ages (i.e. a four year learning to skate will use the rink differently than high school aged skaters). The police are in support of activities in backyards, especially winter activities like backyard hockey for kids because the winter is so long. Mr. Yates offered to provide his insights on being a backyard rink builder and owner for many years. Diane Clemens asked about lighting. Mr. Yates said lights are needed for the rink because it is already dark by the time the school day ends and the kids want to skate, but the lights can be positioned not to shine in windows. The lighting system should be set up to minimize impact. John Alden noted the Planning Commission supports backyard activities and is trying to keep the rules simple and reasonable, and use what is already in the LDC for safety.

3. ADDITIONS/AMENDMENTS TO THE AGENDA

Robin Pierce mentioned the memo from Pat Scheidel, dated 11/30/15, regarding the sign regulations. The Planning Commission will consider the memo in review of Chapter 7 of the Code.

4. MINUTES

November 19, 2015

MOTION by Amber Thibeault, SECOND by Diane Clemens, to approve the 11/19/15 minutes as written. VOTING: unanimous (4-0); motion carried.

5. WORK SESSION: LDC UPDATE

There was discussion of the definition of "PUD" and "PRD". Staff will modify the PUD definition to be more flexible and open and put the restrictions and goals into each district.

A definition of "zero lot line" needs to be added to the definition section.

The Planning Commission will review the revised LDC document for discussion at the next regular meeting on January 21, 2016. Comments on the code from Waste Water, Public Works, and the Village Attorney are anticipated prior to the next meeting.

6. OTHER PLANNING COMMISSION ITEMS

Next meeting: January 21, 2016

Agenda: Work Session: LDC Update

7. ADJOURNMENT

MOTION by Amber Thibeault, SECOND by Joe Weith, to adjourn the meeting. VOTING: unanimous (4-0); motion carried.

The meeting was adjourned at 6:55 PM.

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