

# Glastenbury Zoning Board Minutes **Draft Pending Approval**

June 28, 2019

Attending: Board Members: Cinda Morse, Chair; Michael Gardner; Michael White; and Jerry Mattison. Also attending: Jim Henderson ZA BCRC; Catherine Bryars, BCRC; and Ricky Harrington, Glastenbury Town Supervisor.

The meeting was called to order at 7:00am by Chair Cinda Morse

ZBA appointments are all current and good for two years. Adding a fifth member to the board was discussed. Cinda will check with the VT League of Cities and Towns as to appointment rules and recommended numbers. For now, Cinda will remain chair and will ensure that minutes and appropriate records will be maintained at BCRC. Ricky thanked all for their service to Glastenbury.

Jim Henderson gave a brief history of zoning in Glastenbury since 1989 when the first Bylaw was adopted. Jim described zoning in Glastenbury as mostly reactive with the intent to limit development such as housing development, cell towers, and wind power.

The Glastenbury ZBA does not meet on a regular basis. To address the needed meetings to complete the updating of the Zoning Bylaw and then to update the Town Plan (which expires in November of 2020), Jim H. will warn one year of regular meetings on the 3<sup>rd</sup> Wednesday of the month at 5:00pm at the BCRC office.

To begin Bylaw review process, Cat handed out a summary of the required changes to meet state statute. (see attached). In anticipation of this meeting all members were asked to review the Bylaw and note changes and comments. They have been or will all be sent to Cat as the central location for suggestions. It was also noted that the one issue that arose during the Town Plan Update in 2015 and was referred to the Bylaw update process is law enforcement training.

The process for the Bylaw update will include discussions, drafting language and once that is complete, two public hearings followed by adoption by the Town Supervisor. We anticipate approximately six months for this process. There was some discussion about who beyond Glastenbury residents should be notified and how. We will come back to this discussion.

At 7:30 in a motion made by Mike G. and seconded by Jerry M. the board went into executive session to discuss with council Michael Tarrant shooting activity that can and cannot be subject to zoning regulation. At 8:20 in a motion again made by Mike G and seconded by Jerry M, the board came out of executive session to complete regular business.

Cat will send out some draft language for all to review for discussion at the next meeting on July 17<sup>th</sup> at 5:00 pm at the BCRC office.

Meeting adjourned at 8:39 with a motion made by Mike G. seconded by Jerry M.

## Revisions to Glastenbury Zoning Bylaws

1. Telecommunications Section 8 (pg14-23)– telecommunications towers and associated public infrastructure are no longer subject to local permitting, so this section should be removed. Town can weigh in during Section 248 permitting process, which is overseen by the Public Utility Commission (PUC). (Also #5 on pg5 and #3 on pg7.)
2. Regulation of Wind turbines (pg7)– remove references since renewable energy facilities are not subject to local permitting. Town plan policies that comply with Act 174 enhanced energy planning standards inform regulation of these facilities by the PUC, and Glastenbury will develop these energy policies with the support of Jim Sullivan of BCRC in Summer 2019.
3. ZBA should be changed to DRB since that better reflects the responsibilities of this board
4. 3.3 Recommend changing wording on permitted uses – From “any use not specifically permitted shall be allowed at the discretion of the Board” to “any use not specifically permitted shall not be permitted” full stop.
5. 3.5 Required Notification to the Vermont Dept of Water Resources (pg2) – remove reference to wetlands
6. 4.2 Agricultural Uses – add reference to accessory farm businesses
7. 4.4 Accessory Uses – Recommend making this more explicit. For example, ADU’s, customary home occupations, and buildings and structures customary to a permitted or conditional use.
8. 5.2 Agricultural Uses – are you sure you don’t want to limit this to Forest I?
9. 5.4 Accessory Uses – Recommend limiting to buildings and structures customary to a permitted or customary use.
10. Section 9– typo “The Board”
11. Training Exercises for Local Law Enforcement and VT National Guard. Place (1) limitations on frequency (total events per year and time of day/week) and (2) require notification. Wish to place limitations on activities themselves (i.e. helicopters, locations, number of people, duration, live ammunition use, etc.)?
12. Confusion over Permitted and Conditional Uses - easy to correct