

**Corinth Planning Commission
DRAFT Minutes of February 5, 2013**

Next Scheduled Meeting: Tuesday, March 19, 2013

Present: Robyn Brill, Mark Nielsen, Ryan Dodge, Holly Groschner, Joshua Gaetz Guests: Selectman Susanne Smith, Bill Tobin, Frank Roderick and Russ Patreau

7:00 TRORC Meeting Kevin Geiger and Lorelee Morrow, representative(s) from Two Rivers Ottauquechee Regional Commission met with the Planning Commission to discuss comments on the existing Town Plan, and responses to the Planning Commission inquiries. The following notes are not intended to relay the entire contents of the meeting nor the opinions of TRORC, but are added here in order to archive points made specifically regarding the Plan in the discussion:

1. Land Use Plan: 7 of 30 member towns in TRORC do not have land use regulation (beyond flood plain). One of those is Bridgewater, which was suggested as a model for an approved Town Plan.
 2. Use housing density grades: low, medium, high as generalized indications of density in the plan
 3. There are few repercussions for failure to have an "approved" town plan other than impact on the Town's ability to secure State planning grant funds, and recording the Town's density and use preferences for Act 250 purposes. In the event of a discrepancy between the Town Plan and the Regional Plan, the Regional Plan governs unless the Town Plan is approved.
 4. The Corinth plan as exists is more suggestive of issues, and does not set guidelines.
 5. The regional plan generally identifies higher density areas. The location of uses and density in the Regional Plan plan can be changed. TRORC will be considering housing needs and planning for lower cost housing in its regional plan.
 6. Transportation Plan should include alternates to individual commuter vehicles
 7. Inventory of utilities and facilities: Comment on status of utilities and facilities and include the Town's plans for development, or state that the facility is acceptable as is. These plans are the basis for capital budget planning.
 8. Natural resources should be identified that are special or valued for public purposes and why.
 9. Housing requirements and needs: TRORC is "required" (shall under the plan) look at housing needs.
 10. Energy Plan: Analysis of resources/scarcity and town energy issues: See Tunbridge, Fairlee for model. There is no statement in Corinth's Plan regarding conservation.
 11. Economic Development Plan: Can refer to farms and logging as a form of development. Can also reference need for resources such as fiber needed to support home business. Identify means of implementing preferred development.
- TRORC encouraged the Planning Commission to contact them for training and assistance.

8:45 Meeting Called to Order

Minutes: January 15, 2013 meeting reviewed. Motion to approve by Ryan Dodge, seconded by Mark Nielsen. Unanimous.

Correspondence:

Notice of Act 250 application from Washington Electric Co-op. Previously reviewed by the Select Board. File for information.

Subdivision Applications:

Subdivision application received from Arlyn Bruccoli [456-8950] for a non-exempt subdivision of ten acres. The application is not complete. The application requires a list of abutters, reference to plans for construction, and a map reference of the lot location within the town, as well as identification of abutting properties. The planning commission will request an informal meeting on March 19 and requests the materials to be submitted at least 12 days prior to the meeting, March 7, 2013. Holly agreed to send an invitation for an informal meeting to Mr. Bruccoli at 194 Bear Notch Road.

Subdivision application received from Paul Huntington [439-6210] for a non-exempt subdivision of 2.1 acres. The application is complete, if the fee has been paid. The planning commission will request an informal meeting on March 19 and requests the materials to be submitted at least 12 days prior to the meeting, March 7, 2013. Holly agreed to send invitation to Mr. Huntington at 13 Hunt Circle.

Holly agreed to email Nancy Ertle regarding the check payment of the application fee (done).

Old Business:

9:15 Facebook Study

Mark Nielsen reported that he attended the Conservation Commission to discuss the Facebook page for Corinth. Frank Roderick agreed to be the correspondent for the Conservation commission. Ryan Dodge will attend the Select Board meeting on February 11,

2013 to recommend a Corinth Town Facebook to the Select Board. If it is accepted by the Board, it can be discussed and administrators solicited at Town Meeting. Josh Gaetz "volunteered" to be the Facebook Administrator for the Planning Commission.

9:20 Quorum/ Commissioners. The discussion of the size of the Commission was shelved until after Town Meeting. Holly Groschner agreed to contact Gary Apfel.

9:35 Meeting adjourned Ryan Dodge moved to adjourn the meeting and Mark Nielsen seconded. Unanimous.