

DRAFT

**TOWN OF FERRISBURGH
PLANNING COMMISSION**

September 23, 2015

Present: Bob Beach. Chair, Walter Reed, Bessie Sessions, Keith Wagner, Arabella Holzapfel, Gail Blasius and Anne Cohn.

Visitors: Carl Cole, Jim Warden, Gloria Warden, Bill Sullivan, Craig Heindel, Roger Holzapfel, Karen Pettersen, Christine Wagner and Ken Wheeling, Zoning Administrator.

The public hearing to readopt the Town Plan is opened at 6:30 pm. It has been properly warned and is available on line and in the Clerks office.

Chair Beach states that there will be an amendment to include solar array siting requirements. Roger Holzapfel from the Town Energy Commission would like to attend the meeting writing the amendment. They are invited.

Carl Cole states that Section 3 on page 36 needs to be updated. Also that Section 4.5 on page 57 needs to be corrected to add Act 250 language. He asks if a large, 15 to 20 acre, lot can be permitted with the proposed language. The Industrial District definition also needs to be corrected. The definition of removal of vegetative cover needs to be more clearly defined. The definition of Flood Plane needs to be clarified, is it the same as the 100 year flood plane according to FEMA? The term Fluvial Erosion should be River Corridors. And has there been any thought to adding the Transfer of Development Rights to the Plan. Finally on page 50 there is a duplicate paragraph.

The Planning Commission thanks everyone for the input and notes that the next meeting will be on Oct 21st at 6:30 pm.

Meeting adjourned at 7:09 pm

Respectfully submitted

Chet Hawkins Minute Taker