

**BRATTLEBORO SELECTBOARD
TUESDAY, MAY 26, 2015
SPECIAL MEETING – 5:30PM
MINUTES**

Selectboard members present: David Gartenstein, David Schoales, John Allen, and Donna Macomber.

Staff present: Assistant Town Manager Patrick Moreland, Planning Director Rod Francis, Planner Sue Fillion, and Executive Secretary Jan Anderson.

Media present: Tim Johnson representing WTSA and Howard Weiss-Tisman representing the Brattleboro Reformer.

Others present: Elizabeth McLoughlin, Anne E. Howes, BCTV staff and volunteers, and others who did not sign the attendance sheet.

Chair Gartenstein called the meeting to order at 5:30pm in the Selectboard meeting room in the Municipal Center. He confirmed that the meeting was officially warned.

PUBLIC PARTICIPATION

None.

LIQUOR COMMISSIONERS

MOTION BY DAVID SCHOALES TO CONVENE AS LIQUOR COMMISSIONERS. MOTION CARRIED 4-0.

Special Event Permits – Hermit Thrush Brewery, LLC, Pint Pours and Food Event at 29 High Street, June 5 and June 6. Gartenstein said that the Board was asked to approve special event permits for Hermit Thrush Brewery, LLC, to hold sampling events at 29 High Street on June 5 and June 6 during the Strolling of the Heifers weekend. There was no discussion by the Board.

MOTION BY JOHN ALLEN TO APPROVE THE HERMIT THRUSH BREWERY SPECIAL EVENT PERMITS FOR JUNE 5 AND JUNE 6, 2015. MOTION CARRIED 4-0.

MOTION BY DONNA MACOMBER TO ADJOURN AS LIQUOR COMMISSIONERS. MOTION CARRIED 4-0.

NEW BUSINESS

Presentation of Proposed Zoning Code/Land Use Regulation Amendments (LUR) – Part 3: Development Review Procedures. Chair of Planning Commission Elizabeth McLoughlin, Planning Director Rod Francis, and Planner Sue Fillion, were present and provided a PowerPoint presentation and discussion about proposed amendments to the Land Use Regulations (LUR). They specifically discussed several administrative changes to the development review procedures, including planned unit developments, subdivisions, waiver of dimensional standards, and the historic district. Francis spoke at length about many aspects of the development review procedures, statutory requirements around the administrative procedures, planning and development concepts, fairness around due process, community involvement, and consistency in decisions. He spoke in detail about the planned unit development (PUD) procedure and said that the proposed changes in the LURs were intended to streamline and simplify the process by using a template approach, being PUD cottage cluster, PUD traditional neighborhood, PUD campus development, PUD conservation subdivision, and PUD rural enterprise. Francis compared the current PUD process to the proposed process which, he said, would be simpler and create and maintain separation between the Development Review Board (DRB) and the Planning Commission (PC) in policy-making and implementation decisions. Francis, Fillion and McLoughlin also discussed several changes to the subdivision process, waiver criteria, and the historic district overlay. With regard to the historic district overlay, there was discussion about the possibility of establishing a Design Review Committee. Board members asked many questions and there was substantial discussion.

NO ACTION TAKEN.

There was no further business.

MOTION BY JOHN ALLEN TO ADJOURN AT 7:18PM. MOTION CARRIED 4-0.

David Schoales, Clerk