

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

Selectboard members present: David Gartenstein, Kate O'Connor, David Schoales, John Allen, and Donna Macomber.

Staff present: Town Manager Peter Elwell, Assistant Town Manager Patrick Moreland, Recreation & Parks Director Carol Lolatte, Planning Director Rod Francis, Planner Sue Fillion, and Executive Secretary Jan Anderson.

Media present: None.

Others present: Brandy Saxton, Monroe Whitaker, Peter Boemig, Bob Stevens, Robin Sweetapple, Elizabeth McLoughlin, 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 DONNA MACOMBER TO CONVENE AS LIQUOR COMMISSIONERS. MOTION CARRIED 5-0.

Special Event Permits – Brewery Pint Night, July 3 and July 24, Hermit Thrush Brewery. Elwell said that the Board was asked to approve Special Event Permits for Hermit Thrush Brewery to hold Brewery Pint Nights on July 3 and July 24 at the brewer located at 29 High Street, from 5:00pm to 11:00pm. There was no discussion by the Board.

MOTION BY KATE O'CONNOR TO APPROVE THE SPECIAL EVENT PERMITS FOR HERMIT THRUSH BREWERY, LOCATED AT 29 HIGH STREET, TO HOST BREWERY PINT NIGHTS ON JULY 3 AND JULY 24 FROM 5:00PM TO 11:00PM. MOTION CARRIED 5-0.

MOTION BY DAVID SCHOALES TO ADJOURN AS LIQUOR COMMISSIONERS. MOTION CARRIED 5-0.

NEW BUSINESS

Award Bid – Window Replacement Project at Gibson Aiken Center. Recreation & Parks Director Lolatte said that the Board was asked to award a bid for the replacement of 41 windows at the Gibson Aiken Center. She said that two bids were received and Vermont Vinyl submitted the low bid of \$29,645. There was a brief discussion by the Board.

MOTION BY JOHN ALLEN TO AWARD THE BID FOR THE GIBSON AIKEN CENTER WINDOW REPLACEMENT PROJECT TO VERMONT VINYL FOR \$29,645. MOTION CARRIED 5-0.

Presentation of Proposed Zoning Code/Land Use Regulation Amendments (LUR) – Permitted and Conditional Uses in the Proposed Zoning Districts. Gartenstein said that over the past two months the Board heard four presentations by Rod Francis and Sue Fillion from the Planning Department and Liz McLoughlin from the Planning Commission about numerous aspects of the proposed Land Use Regulations (LURs). He said that the Board asked Francis and Fillion to provide a fifth presentation to specifically address permitted and conditional uses that would be allowed under the new LURs and to compare the differences in the proposed LURs to the current zoning ordinances. Francis and Fillion provided a lengthy PowerPoint presentation and discussed the various zoning districts and uses

proposed in the LURs. Francis then introduced Brandy Saxton, a Land Use Zoning Consultant, who had been working with the Planning Department and Planning Commission for several months to assist in preparing the new LURs. Saxton spoke in detail about zoning codes, best practices in planning and land use regulations, regional and national approaches taken by other municipalities, standards, sustainability, economics and aesthetics. Robin Sweetapple, Monroe Whitaker, Bob Stevens and Peter Boemig provided their opinions and discussed their concerns about the new LURs and possible effects the LURs may have on development in this community. Stevens said that they intended to meet with the Planning Commission in the near future to discuss their concerns in detail. There was a very lengthy discussion by the Board about many aspects of the proposed LURs. There was also a discussion about the requirements for multiple public hearings and the process anticipated for adoption of new LURs.

There was no further business.

MOTION BY JOHN ALLEN TO ADJOURN AT 8:32PM. MOTION CARRIED 5-0.

David Schoales, Clerk