

CANAAN PLANNING COMMISSION

PUBLIC HEARING on PROPOSED ZONING BYLAW

November 20, 2017

Planning Commission: Odette Crawford, Clerk.

Public: Shellie Bresnahan

The meeting began at 7:20 PM. Odette explained the process that the Planning Commission had gone through during the summer and fall to update the Zoning Bylaw. The process included a review of our Goals and Action steps from the newly adopted Town Plan.

The proposed Bylaw includes the following:

- (1) Total re-organization of the content;
- (2) Two new sections were added: Section 302 page 19 – Signs and Section 323 page 30-Solar Energy;
- (3) The definitions for: screening, trailer, travel trailer and fences were added and/ or clarified.

There is only one proposed change to the Zoning District map: Contained within the Canaan Community Forest is a 54+/- acre parcel where development rights were retained by the Town and not granted to the Vermont Land Trust. Approximately one half of that 54 acre parcel is situated within the existing Industrial Zone that includes the Ethan Allen property. The Planning Commission is proposing to remove the remainder of that parcel from Residential ½ acre district and to include it in the Industrial District so that the entire 54 acre parcel is zoned consistently.

At approximately 7:55 PM Selectman Greg Noyes and Town Clerk Noreen Labrecque joined Odette and Shellie. Odette repeated the Planning Commission's proposed changes. Questions regarding the new Solar Energy section were asked and Odette explained that Act 56 is regulated at the state level and that towns can address screening of solar panels. An applicant would file for a Certificate of Public Good with the state, Canaan's Zoning Administrator would receive a copy of that application and that would trigger a public hearing at the Canaan level.

Concerned comments regarding Abandoned, Burned, Collapsed or Demolished structures, Section 319 page 22, were made. Selectman Greg explained that the Selectboard was putting together an ordinance that would help address a solution to those properties.

During the summer work sessions a question had been raised, asking that the 10 acre minimum lot size as required in the Rural Lands district, be reduced. Odette explained that the Planning Commission had reviewed one of the long standing goals of our Town Plan and that was to try and contain development within existing town (class 3) roads and that a reduction in lot size could potentially create strip development along roadways. The Planning Commission reviewed Planned Unit Development, Section 320, page 22, which enables owners of land to apply for permits that can allow flexibility with requirements and density of the buildings. The Planning Commission felt that as written, the PUD section could address the lot size question without reducing the District minimum lot size requirement.

There were no other comments and no requests for changes made by those present. Odette explained that the next step would be to turn over the proposed plan to the Selectmen, and they would need to schedule a Public Hearing. The goal of the Planning Commission is to have the Bylaw ready for Australian Ballot vote at the 2018 Town Meeting in March.

Respectfully submitted,

Odette Crawford
Clerk