

SWANTON PLANNING COMMISSION
Draft Minutes
Wednesday, February 28, 2024
Town Office Building
1 Academy Street, Swanton, VT
6:30 p.m.

Present: Ed Daniel-Chair, Ross Lavoie, Oliver Manning-Members, Amy Giroux-Zoning Administrator, Christina Candels-Administrative Assistant, Corey Parent, Noah Gilbert-Fuller, Amy Raymond, Andrew Judge

1. Call to Order
Mr. Daniel called the meeting to order at 6:35 pm.
2. Agenda Review
Mr. Daniel reviewed the agenda.
3. Review minutes of February 7, 2024
Mr. Lavoie made a motion to approve February 7, 2024 draft minutes as written, seconded by Mr. Manning. Motion carried.
4. Elect new Chair and Co-Chair
Postponed until future meeting.
5. Land Use & Development Regulations Review & Public Comment
Mr. Gilbert-Fuller from the State of Vermont as in attendance to review bylaw as they pertain to Agriculture. Mr. Gilbert-Fuller had reached out to Mr. Lavoie and offered his assistance therefore Mr. Lavoie suggested he attended the meeting.
Ms. Raymond had given Mr. Gilbert-Fuller Mr. Lavoie's contact information.

Ms. Raymond requested an edit to February 7, 2024 minutes to include her discussion about current 200' setback regulations in R1/Agriculture district she lives in. Ms. Raymond wanted to know why there is additional 25' setback requirement for roadside stands. 200' setback for value added agriculture. Ms. Raymond wanted to know why there is additional setbacks required for agriculture structures? Ms. Raymond does not feel the minutes the board approved characterized her conversation.

Only board members can request edits on minutes, her concerns are added to these minutes listed above.

Mr. Gilbert-Fuller stated the current Swanton Bylaws were written prior to the current "Required Agricultural Practices" were written. The Agriculture Practices set a lot of current definitions when it comes to farm structures.

Mr. Parent asked Mr. Gilbert-Fuller if there were towns he could give as examples that have modernized their bylaws to include these practices?

Mr. Gilbert-Fuller suggested reviewing Middlebury, Hinesburg & Charlotte Vermont. These town have pulled their definitions from State statute, that way when a statute is updated, they don't need to amend their bylaws.

One of these example definitions the board reviewed were farm structures. Mr. Parent said he can update these to align with the State's definitions.

6. Next Planning Commission meeting date.

March 13, 2024

March 27, 2024

April 10, 2024

April 24, 2024

7. Any Other Necessary Business

None

8. Adjournment

**Mr. Lavoie made a motion to adjourn at 8:00 pm, seconded by Mr. Manning.
Motion carried.**

Respectfully Submitted by,
Christina Candels-Administrative Assistant