

April 18, 2017

Call to Order: The monthly meeting of the Sterling Planning and Zoning Commission was called to order at 7:44 p.m.

Roll was called: Dana Morrow-absent, Frank Bood-present, Ross Farrugia-present, Chris Turner-absent, Cindy Donall-absent, Alternate Walter Moriarty-absent, Alternate Caren Bailey-present.

Alternate – C. Bailey was seated for C. Donall.

Staff present - Russell Gray and Joyce Gustavson.

Audience of Citizens: No comment.

Approval of Minutes: R. Farrugia made a motion, seconded by C. Bailey to approve the meeting minutes of 3/21/2017 as written and presented. All voted in favor of the motion.

Correspondence: Winter 2017 *On Common Ground* Realtors & Smart Growth magazine was distributed.

Unfinished Business:

a. **Discussion Regarding the Plan of Conservation and Development:** J. Rabbitt reported that the Board of Selectmen have budgeted \$4,000 for Fiscal Year 2017-2018 to update the Plan of Conservation and Development (POCD). Inclusion of sustainability, such as the aspects of solar and the Sterling Agricultural Commission was discussed. J. Rabbitt also reported that the Town could do a modest update now and when we get into the census year 2022 do a soft update and that would rekick the cycle to 2032 so we would be on the census cycle and not continue to use seven (7) year old data. There is language in the State Statute making statements that the POCD should contain a section regarding housing choice, not just single family houses but diversity within your housing stock. The Planning & Zoning regulations allow for diversity in the housing stock. The Housing Opportunity District (HOD) and the villages are two (2) examples allowing for housing diversity. The POCD is approximately a two (2) month process because it needs to go before the Board of Selectmen so they can approve the amended plan with recommended changes or send a referral back not approving the plan. Once returned from the Board of Selectmen a public hearing can be scheduled. F. Bood made a motion, seconded by C. Bailey to table this item to the next meeting. All voted in favor of the motion.

New Business: None.

Audience of Comments: None.

Any Other Business:

a. **Commission Workshop:** J. Rabbitt reported that he submitted a copy of the proposed Age Restricted Housing Development regulations to Kari Olsen, legal counsel for the Town, and has not heard back. J. Rabbitt stated that he will follow up if he does not hear back within a week or two. He asked the Commission if staff could prepare an obligation, signed on behalf of the Planning & Zoning Commission chairman in order to potentially move forward and schedule the public hearing. F. Bood stated that the Commission would like to review any changes and if there are no changes then to move forward.

Adjournment: F. Bood made a motion, seconded by C. Bailey to adjourn at 8:04 p.m. All voted in favor of the motion.

Attest: _____
Joyce A. Gustavson, Recording Secretary

Attest: _____
Dana Morrow, Secretary