

**Town of Vershire Planning Commission Meeting Minutes
Wednesday, August 10, 2022 at 7:00pm at Vershire Town Center building.
There will be a remote option for this meeting via Zoom or by phone.**

Attendance: Gregory Wilson-chair, Eleanor Zue-vice chair, Justin Will,, Sandi French-Stockwell-development administrator, Gretchen Harvey-secretary, Tonya Gunn, Aaron Hoopes and Reva Seybolt.

Call to Order: G. Wilson called the meeting to order at 7:12pm

Agenda Review & Modifications: None at this time.

Public & Staff Comments:

Old Business:

Village Designation: R. Seybolt shared a map view of the projected village designation and asked the PC to approve of its submission in the application for village status. The request extends from the Vershire Post Office to the bottom of Vershire Center Road. The application requires a solid argument because it requests a village size that is larger than the typical designation. The more information the commission can gather about any newer home-based businesses that exist in this designated area, the stronger the application will be. Those present were encouraged to share what they know with D. Kingsbury who is assisting R. Seybolt to compile the application. **Action:** G. Wilson moved to have this district layout be included in the application for Village Designation. E. Zue seconded. The motion passed unanimously.

Development Administrator (DA): The PC is required to recommend a replacement for the outgoing DA (Sande French-Stockwell). Aaron Hoopes is interested in the position and is present tonight to answer the PC's questions. S. French-Stockwell noted that there is a clear and detailed job description as part of the Town Ordinances document. One aspect of the position is to administer the permitting process for new construction and/or minor boundary changes that do not need to go through the state. The other aspect of the position is as an initial contact/arbitrator when there are boundary or other disputes between landowners or ordinance violations. She is willing to meet with the next DA and answer questions and/or provide more background on her experience as DA in Vershire. G. Wilson asked A. Hoopes why he is interested in the position. He responded that this is an important position and it needs to be filled. The DA would need to get clear direction from G. Craft on submitting hours and what activities (attending meetings) are required. **Action:** G. Wilson moved to recommend to the Selectboard that Aaron Hoopes be appointed Development Administrator when the position becomes vacant. E. Zue seconded. The motion passed unanimously.

New Business:

Property Tax Cap: G. Wilson shared that the state of Florida has adopted a cap that keeps property taxes stable. He wanted attendees to be aware that Vermont does not have such a cap and worries that continued immigration will make it increasingly difficult for middle and lower income residents to stay in their homes because of an expected rising tax burden. T. Gunn spoke to this topic by saying that this type of tax cap would need to occur at the state level and that Florida achieved this with an amendment to the FL constitution that limits property tax increases to 3% per year. J. Will noted that this is a legitimate concern but not one that the PC can impact and he recommended staying focused on the needs and topics where the PC can have the most impact.

Approval of Last Meeting Draft Minutes: Action: G. Wilson moved to approve the minutes of the 7/13/22 as written. E. Zue seconded. The motion passed unanimously.

Town Plan & Vershire Development Ordinances Review:

G. Wilson called for volunteers to begin looking into the question of how other towns handle violations of sound and signage ordinances with an eye towards conducting a broader review of Vershire's Development Ordinances. Ideally, this review process should be consistent with a larger review of the Town Plan, which is due to expire in 2025. E. Zue offered to begin looking at ordinances that cover noise pollution in particular to see what solutions other towns have adopted to address such violations.

Adjourn: G. Wilson moved to adjourn the meeting at 7:46pm. E. Zue seconded. The motion passed unanimously.