



1 4. **Zoning Regulation Revisions 2021** – Work on Green River Reservoir Viewshed (GRRV) Overlay.  
2 Milford provided an overview on the GRRV overlay noting that he has a long-term interest in ensuring  
3 that the permitting for their project is not onerous to the town or landowners and offered his services  
4 to assist in the bylaw review. Milford stated he was willing to look at existing map and regulations and  
5 how conditional use or permitted use reviews are figured into the GRRV Overlay. Milford noted that  
6 the GRRV Overlay was adopted with significant community input and he feels it is one of the most  
7 important zoning provisions for that part of the town. Ron suggested the overlay map needs to be  
8 updated and the technical requirements should be reviewed by commissioners to see if the text is  
9 clear and makes sense. Seth suggested LiDAR mapping is available now, as compared to the original  
10 overlay map, so the overlay’s jurisdictional boundaries can be more easily updated. Alec will check on  
11 the status of mapping capabilities. Milford stated that he would provide old map data to start the  
12 research for new mapping. Ron noted that the State of Vermont is a major landowner within the GRRV  
13 Overlay and is not exempt from the overlay. The Commission thanked Milford, Seth and Alec for  
14 attending.

15 5. **Minutes** – Motion by Eric to approve the 03/22/2021, as written. Seconded by Vicki. So voted.

16 6. **Other Business** – Eric Williams reported that if firewood processing is allowed on a parcel, then the  
17 operator should be considerate of neighbors due to the noise impacts. Ron noted that firewood  
18 processing is allowed in most zoning districts with a permit, which should allow for consideration of  
19 noise impacts, but noise travels quite far in calm weather conditions. More work can be done on noise  
20 impacts in the on-going zoning amendment review process. Rich introduced himself as a property  
21 owner for 6 years and worked on traffic engineering with a company that presented information to  
22 planning boards and had worked with planning boards. Chris Peel stated he has been in VT for 3 years  
23 and worked in commercial architecture with limited experience in planning and zoning but interested  
24 in learning more, and he is now attending UVM for mechanical engineering.

25 7. **Adjourn** - Motion by Vicki to adjourn, seconded by Eric, so voted at 7:25 p.m.

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27 Respectfully submitted by Ron Rodjenski