

**TOWN OF STAMFORD**  
**PLANNING COMMISSION MEETING**  
**December 5, 2022**  
**(UNAPPROVED)**

Planning Commission: Debra Burchard, Chair, Carolyn Brooks, Kurt Gamari, Sheila Lawrence, Aaron Malachuk, and David Saldo.

Daniel Potvin, Maura Hawkins, and Jenifer Hughs were absent.

Visitors: Beth Phelps, Debra Righi, James Righi and Pamela Tworig.  
Lori Shepard, Secretary.

Deb Burchard called the meeting to order at 6:00 p.m. and opened with the Pledge of Allegiance.

**HEARING OF VISITORS**

None.

**MINUTES**

Kurt Gamari felt his position was misrepresented in the last minutes on the By-law Modernization Grant topic. Although the minutes reflect his statement that the town could change the By-laws in various ways so that it wouldn't lose the \$1,000.00, they were only examples. The ideas he offered were only meant as suggestions and he was not advocating for those changes which is how it came across in the minutes.

MOTION by Aaron Malachuk to accept the regular meeting minutes of October 17, 2022 as amended. SECONDED by Kurt Gamari. All in favor. Motion APPROVED.

**BY-LAW MODERNIZATION GRANT**

The Planning Commission felt they have plenty of time before they need to make a decision.

MOTION by Aaron Malachuk to table discussion on this matter. SECONDED by Deb Burchard. All in favor. Motion APPROVED.

**SOUTHERN VERMONT ECONOMIC DEVELOPMENT ZONE**

The board discussed supporting the Southern Vermont Economic Zone. Deb Burchard was a little skeptical. Kurt Gamari had attended the Selectboard meeting where Jonathan Cooper from the Bennington County Regional Commission talked about the economic development zone. He confirmed that the town will not have to put up any money or resources and that nothing in the zone would supersede our local By-laws. Kurt Gamari and Carolyn Brooks felt supporting this new economic development zone would be good. Dave Saldo felt the board should not just offer blind support but should have a certain goal in mind that the town could pursue.

MOTION by Deb Burchard to recommend that the Selectboard sign the letter of support for the Southern Vermont Economic Development Zone. SECONDED by Carolyn Brooks. 4 in favor, 2 opposed (Dave Saldo and Sheila Lawrence). Motion APPROVED.

## ZONING BY-LAW REVISION

Kurt Gamari suggested new wording for Section 7.2 which will change the right-of-way approval from a Zoning Administrator's decision to a Planning Commission decision and prevent people from stacking private roads off from other private roads. He feels this wording will help prevent sprawl and fragmentation by limiting land access, restricting development, and keeping the town more rural. The board also discussed private roads, rights-of-way and driveways. It was determined that several definitions need to be added or modified and board members will research Vermont State definitions as well as look at other town By-laws online for discussion at the next meeting.

The next Planning Commission meeting will be Monday, January 9, 2023 at 6 p.m.

MOTION by Aaron Malachuk to adjourn. SECONDED by Dave Saldo. All in favor. Motion APPROVED. The meeting adjourned at 8:15 p.m.

Debra Burchard  
Planning Commission Chair

DB/las