

**TOWN OF STAMFORD**  
**PLANNING COMMISSION MEETING**  
**February 6, 2023**  
**(UNAPPROVED)**

Planning Commission: Debra Burchard, Chair, Carolyn Brooks, Kurt Gamari, Jenifer Hughs, Maura Hawkins (by phone), and Sheila Lawrence.

Aaron Malachuk, Daniel Potvin, and David Saldo were absent.

Visitors: 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.

#### MINUTES

The board deferred accepting the minutes of January 9, 2023 until the next meeting since not everyone in attendance was at the last meeting.

#### ZONING BY-LAW REVISION

A draft of the changes which have been suggested to the Zoning By-laws from the last few meetings was reviewed. Kurt Gamari wants to tighten up 7.2.2. to prevent any future roads from being allowed off from another private road. The board discussed the pros and cons and decided they needed definitions for private road, right-of-way and driveway. Jen Hughs suggested regulating the development of roads, as long as the hoops put in place are manageable and predictable. Kurt Gamari also suggested it was important that all board members and the Zoning Administrator familiarize themselves with the Flood Hazard Area Regulations section of the By-laws. Jen Hughs felt that the By-laws should be managing the town and can't be arbitrary; they should be fair and equitable.

The board reviewed the definition of dwelling which was submitted by Dave Saldo. Carolyn Brooks recalled that Ryan Rush-Booth, the Zoning Administrator, had asked for clarification on a seasonal dwelling vs. a camp. He also asked the board to insert that seasonal camps are not allowed in the Residential District. Deb Burchard spoke with Janet Hurley from the Bennington County Regional Commission who was surprised that the town can't enforce a seasonal camp built in the Residential District because of omission. Our By-laws say that a seasonal camp can be built in the Rural or Forest Districts, but because it doesn't say that it can't be built in the Residential District, the interpretation was made that it can. Janet Hurley felt that was an incorrect interpretation. Kurt Gamari said the permit to build on the corner of the Main Road and The Lane should never have been granted because it is in the flood river corridor.

Carolyn Brooks provided the board with the permit fee schedule from Readsboro. The board discussed proposing a new fee schedule to the Selectboard.

Deb Burchard spoke about creating a Development Review Board that would work in tandem with our Zoning Administrator. The Zoning Board of Adjustment would be dissolved and the town would have to create a new Ordinance. The Ordinance would define what duties the Zoning Administrator would be allowed to carry out and what development would come before the

Development Review Board. The board discussed whether they should recommend that the Zoning Administrator be reappointed this March for another term since they are considering restructuring the whole process. Pam Tworig feels that the old system worked, but the current system is not working and it needs to be fixed. The Planning Commission would like to receive copies of all permit applications when they are received by the town, they will request that the Zoning Administrator attend Planning Commission meetings and will ask him to give a quarterly report on the status of all applications he has processed.

The next Planning Commission meeting will be Monday, March 13, 2023 at 6 p.m.

MOTION by Kurt Gamari to adjourn. SECONDED by Deb Burchard. All in favor. Motion APPROVED. The meeting adjourned at 8:15 p.m.

Debra Burchard  
Planning Commission Chair

DB/las