

Planning Board
Meeting Minutes
June 12, 2024

In attendance: Tim Shores, Greg Tuzzolo, Richard Nathhorst, Swan Keyes, Kimberly VanWagner, Molly Daniel

Absent: Steve Freedman

Meeting called to order 7:30pm

Previous meeting 5/8/2024 Minutes approved 6-0

1. Adjustments made to agenda by Chair- moving Summer Schedule and Overlay up earlier because Comprehensive Plan consultant Emily Innes expected later in meeting; no concerns
2. Nominations
 - a. Steve Freedman nominated for Vice Chair; approved 6-0
 - b. Kimberly VanWagner nominated for Secretary; approved 6-0
3. Discussion on summer hours; decision not to change from monthly meeting
4. Presentation on Overlay Districts by Greg Tuzzolo
 - a. Questions about spot zoning definitions, and the sequence of events (developer vs. RFP from the Town; overlay idea vs. developer); and about enforcement of provisions/complaint mechanism post-development
 - b. Emphasis on importance of buy-in from developer, the operations manual and the traffic impact analysis, and the Town voting on the concept plan
 - c. Documents from presentation attached to the minutes
 - i. Greg needs to provide new version of MOU without yellow redaction lines
 - d. Reminder to group that Tom Hankinson and Greg are meeting with Amherst reps to dialogue about shared goals with Juggler Meadow property
 - e. Jo Comerford offered advisory resources and suggested more dialogue with FCROG, possible design funds
 - f. Greg's suggested next steps: write the codes we want and get a town meeting vote to approve; try dialogue with the developer about what we want as community
5. Comprehensive Plan with Emily Innes
 - a. Reminder that Emily's deadline is 6/30 to submit final draft; questions about what flexibility the Planning Board has to make revisions.
 - i. Emily answers that the final draft will be the Planning Board's and that body can vote revisions in as needed at anytime - "It's the town's plan. Change it or adopt it."
 - ii. Additional questions about after a vote, what is the amendment process?
 - b. Discussion about whether to vote on plan this summer and then have community listening/discussions or delay the vote and have community discussions first - no decision can be made before we get Emily's final draft
 - c. Questions about what Emily's synthesizing of feedback system is both from individual planning board members and the planning board as a body
 - d. Concerns that the layout of the plan and the draft gives too much weight to the final community session; clear gaps exist between the goals or values and the

recommendations and questions about whether the recommendations actually meet the goals; concerns that Town still wants more time, context, and opportunity to engage

- e. Request for Emily to rework document, communicating with Greg, restructuring permitted
 - i. The PB members will send comments to Greg by 6/18 and Greg will send to Emily
 - ii. Emily will synthesize and incorporate where possible or highlight conflict
 - iii. Approved 5-0-1 with Richard abstaining
 - f. Tim Shores moved to resign from and end the sub-committee for comprehensive planning: Approved 6-0
 - g. Kimberly moved to end the Steering Committee for the comprehensive plan; Approved 5-0-1 with Swan abstaining
6. Meeting adjourned 9:44pm