

**TOWN OF STAMFORD**  
**PLANNING COMMISSION MEETING**  
**November 18, 2019**  
**(UNAPPROVED)**

Present: Planning Commission: Aaron Malachuk, Chair, Kurt Gamari, Stephen Bechtel, Daniel J. Potvin, and Jenifer Hughs.

Sheila Lawrence, Helen Fields, Steve Denault, and David Saldo were not present.

Visitors: Lori Shepard, Secretary.

Aaron Malachuk called the meeting to order at 7:15 p.m. and opened with the pledge of allegiance.

#### MINUTES

MOTION by Jen Hughs to accept the regular meeting minutes of October 21, 2019 as written.

SECONDED by Aaron Malachuk. All in favor. Motion APPROVED.

#### PRESENTATION ON DISTRIBUTISM

Dan Potvin would like to organize a presentation on Distributism. Jim Sullivan from the Bennington County Regional Commission (BCRC) is willing to sponsor the speaker. Dan Potvin would like to schedule the presentation for the end of January 2020.

#### VILLAGE CENTER DESIGNATION MEETING

A meeting on creating a village center will be held in Dorset, VT this week. Helen Fields, Stephen Greene and Dan Potvin are planning to attend. It will be a great resource since the Planning Commission is considering the designation of a village district in Stamford. Jen Hughs mentioned Berkshire Bucks which is a program in southern Berkshire County. She said it is an excellent way to help the local economy and keep money local.

#### DISCUSSION OF ZONING BY-LAWS

Kurt Gamari asked what area would be included in the village district designation. At the last meeting the board discussed the district running from the Massachusetts line to the Roaring Brook bridge. They discussed how wide the district could be. A higher density center may require town water and sewer. Jen Hughs suggested there may be creative ways to manage municipal septic and water. The housing study that BCRC will be conducting will provide the board with a lot of useful information to answer many of these questions.

The board reviewed the new draft of the Zoning By-laws which was prepared by Jim Sullivan after the last meeting. They removed some of the restrictions noted in the home occupations sections and reviewed the setbacks for each district. They reviewed the agricultural and silvicultural sections. The board had some questions concerning the new paragraph on waivers. They reviewed the newly added section on Planned Unit Development and will discuss this section in detail at the next meeting.

The board was very pleased with the document and felt Jim Sullivan did a great job creating the new draft of the Zoning By-laws.

MOTION by Aaron Malachuk to adjourn. SECONDED by Dan Potvin. All in favor. Motion APPROVED.  
The meeting adjourned at 8:45 p.m.

The next two meetings were scheduled for Monday, December 9, 2019 at 7 p.m. and Monday, January 27, 2020 at 7 p.m.

Aaron Malachuk  
Planning Commission Chair

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