

TOWN OF PLYMOUTH PLANNING COMMISSION
AND ZONING BOARD OF MINUTES
Tuesday, January 2, 2024

Mike Coleman called the meeting to order at 7:00 P.M.

Board members in attendance were Mike Coleman, Bruce Pauley, Anne Brown, Frank Vetere, and Rick Martin.

Audience member in attendance was David Olster.

Also in attendance was Two Rivers Ottauquechee Regional Commission Planner, Kyle Katz.

Anne Brown moved to accept the minutes of the December 5, 2023 meeting, as written. Bruce Pauley seconded the motion. All were in favor.

Kyle Katz spoke to the board regarding the revisions to the Zoning Ordinance that is currently being revised, following the adoption of the Town Plan on September 10, 2019. While projecting the current zoning ordinance so the board and audience could view it easily, he spoke to the required changes by statute, focusing on the updated Flood Hazard Bylaws.

Flood Hazard bylaws are FEMA requirements.

The State of Vermont bylaw for a 50 ft. buffer along rivers and streams was not adopted in our 2013 zoning ordinance. He explained we are required to incorporate that language into our revision. The board members had questions regarding the specificity of the language, as it does not account for elevation above the stream level.


Kyle explained that river corridors are built around erosion, and that any challenges to the bylaw would require consultation with an Agency of Natural Resources Engineer. He stated FEMA will be revising Flood Hazard and River Corridor maps, but they will not be available until 2026 -2027.

The board continued through the zoning revisions, with Kyle giving explanations regarding changes made. He also updated the revised ordinance as the discussion continued, so the board could see those changes.

The board agreed to hold a public hearing to hear comments from the public on the draft revisions on Tuesday, February 6, 2024 in the town auditorium at 7:00 P.M. A warning will be posted in the Vermont Journal by January 17, 2024. Copies of the bylaw draft with revisions are available on the town web-site at plymouthvt.org or in the clerk's office.

The meeting was adjourned at 9:00 P.M.

Respectfully submitted, as draft


Elaine Pauley