

Brookline Selectboard  
Special Meeting: re: Town Plan  
July 13, 2011

Present:

Doug Wellman, Chair  
Mike Fontaine  
Tom Staats  
David Parker Jr.

Members of the Public:

Cynthia Nau, Chair: Brookline Planning Commission (BPC)  
Kim Sankey, (BPC)  
Kerry Bourne  
Michael Winot

Doug Wellman called the meeting to order at 7:00 p.m.

New Business:

Doug began the discussion by asking what the Planning Commission specifically wanted from the Selectboard. Cynthia stated that the BPC wanted a response from the Board that designated specific areas of Board concern with the 2010 Town Plan.

Doug pointed out that the 2011 Board contained two new members, who were not part of the 2010 Board, thus he, as Chair, could not speak to the feelings of the new Board. Doug stated that, personally, his concern was with the term “policy,” as described in the Town Plan, and what the meaning of that word constituted.

Tom stated that the definition of “policy” was described on page 3 of the Town Plan-- “guidelines or standards for the use of the Town’s Planning Commission or Selectboard in reviewing possible needs...”. Discussion ensued as to the meaning of the word “policy.”

Kim stated that the Town Plan was not a regulatory document-- “it is not zoning.” It is an advisory of the Town’s wishes, should a new development of some sort rise to the level of an Act 250 hearing, in which case the Town Plan would then be consulted and the items listed under “policy” would have potential weight.

Both Doug and Tom agreed that the Town and the BPC need to agree on a definition of what constitutes “policy.” Kim and Cynthia agreed to ask the Windham Regional Commission for a more complete or better definition of “policy.”

Both Doug and Tom agreed that if the Board determined that “policy” meant that the Town stood behind the specifics of each category of the Town Plan, it must support the language of each section.

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Tom suggested polling the Board as to the opinions of each member. David stated that he was in favor of returning all sections of the Town Plan that the 2010 Board had changed to "Recommendations" to the "Policy" category. Tom concurred, stating that it "strengthened the Plan." Mike agreed, as long as the policies applied to all-- that the playing field for all applicants was level. Doug agreed, given the discussion. A motion was made to do such, seconded, and the motion carried, four in favor, none against.

Doug asked the BPC for more specific definitions of "developer" and "rural quality of life." Cynthia and Kim agreed to obtain these from the WRC.

The BPC agreed that as they produce sections of the new Town Plan, those sections will be submitted to the Selectboard for comments/feedback during the writing process to minimize possible problems at the end.

Meeting adjourned at 8:40 p.m.

Next regular meeting July 20, 2011 at 7:00 p.m.

Respectfully submitted,

David Y. Parker Jr.