

**Stockbridge Planning Commission
Meeting
January 26, 2026**

https://us02web.zoom.us/rec/share/3lUvI86pITjF-yQZRZPLKPHQhK5GY1k6_UjH1DoVeEdnD-plqCEOj4XUCRB67WV1.-x9vM7L0hmhogPcK?startTime=1769471392000

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1. **Planning Commission (PC) Meeting Called to Order** – 6:05 PM
Participants in attendance – Jon Benson, Joanne Mills, and Kevin Travis (Chair) [Kevin]
Video – Stephen Farrington and Patricia Hardyman
Kevin Geiger (Two Rivers-Ottawquechee Regional Commission [TRORC] – Chief Planner), guest
2. **Minutes Review and Adoption** – Jon Benson made a motion to adopt the minutes from the 12-17-2025 meeting. JoAnn Mills seconded. Approved unanimous.
3. **Survey Planning** – Sharon Pavlik has completed a draft questionnaire. Kevin Travis proposed that Sharon attend our next meeting (Feb 23rd) to discuss the draft survey. All agreed. Kevin will send a note asking Sharon to attend our February 23rd meeting.
 - a. Survey distribution – mailing with a copy of the survey, to allow for multiple individuals within a household, with a QR code, and post it on the website.
 - b. Kevin will circulate to the SB prior to the Feb 23rd meeting.
4. **Zoning Bylaws Update**
 - a. Zoning Update Process – What should the process be? TRORC will complete a “desk review” of the bylaws and make recommendations. It is anticipated that Kyle Katz will be assigned to assist us. Kevin will send them the 2025 Town Plan and the current bylaws to review.
 - b. Kevin suggests the PC members download the current bylaws from the Town website. Our Bylaws must be in compliance with state regulations and the Town Plan.
 - c. Desk review – reading of the by-laws and cross-check with state housing, Act 250 (Road Rules), Tier 1b designation (exempts projects of less than 50 units on less than 10 acres). (Most state regulations are not applicable to Stockbridge as we do not have sewer or water systems.)
 - d. Our Focus for this update:
 - Area (light industry zone) around the school as a Tier 1b designation.
 - Review the land-use maps for Stockbridge. PC needs updated, plotted maps from the State and regional planning commissions.
 - a. The land use maps need to be downloaded from the TR website. Stephen will assist with the downloading and printing of the maps. He will circulate one week prior to the Feb 23rd meeting.
 - Housing – Act 250 and new state regulations, particularly by-laws associated with density and short-term rental by owner (Airbnb, VRBO, etc.)

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- e. Joanne reported on the previous process for updating the bylaws. The PC chair identified the section(s) of the bylaws to be reviewed/meeting. Went line-by-line through the bylaws to identify potential changes.
- f. JoAnne asked, "What is the timeline for updating the bylaws and land-use maps?"
- g. PC will review the draft land use maps at our Feb 23rd meeting.
- h. PLH made a motion to submit our bylaws and land use maps to TRORC for a desk review. Jon Benson seconded the Motion. Approved unanimous.
- i. Kevin will invite the Zoning Administrator to our meetings to obtain her input on the bylaws and any current issues/concerns.

5. Other Business:

- a. Planning Commission Zoom Account – Travis will send PLH the PC Zoom account login and PW.
- b. Kevin will reach out to the Town Clerk regarding a key to Town Hall for PLH.
- c. Kevin will provide PC members with his cell phone number. Texting is the best way to contact him when he is traveling.

Motion to adjourn by Jon Benson; seconded by Joanne Mills. All in favor. Meeting adjourned at 6:55 PM.