

NELSON COUNTY PLANNING COMMISSION
MEETING MINUTES
April 23, 2014

Present: Chair Phil Proulx, Commissioners Linda Russell, and Michael Harman

Absent: Emily Hunt and Mary Kathryn Allen

Staff Present: Tim Padalino, Director of Planning & Zoning, and Stormy Hopkins, Secretary

Call to Order: Chair Proulx called the meeting to order at 7:01 P. M. in the General District Courtroom, County Courthouse, Lovingson.

Chair Proulx opened the meeting stating that one of the items, the Class III Communications Tower permit for AT&T Wireless, has been deferred to next month at the Applicants request.

Approval of meeting minutes: The Commissioners requested the following revisions:

January 22, 2014 – Chair Proulx stated these were minutes that the Commission had previously made changes and requested a revised copy.

Commissioner Harman made a motion that the meeting minutes from the January 22, 2014 meeting be approved; the vote was 3-0.

February 26, 2014 -

Page 1 – change the title: replace Work Session with “**Meeting**” in the heading.

Page 2 – Under BOS Referral: 3rd paragraph, beginning with Mr. Padalino: the blanks need to be filled in **Article** _____. Mr. Padalino stated he would correct that.

Page 3 – 2nd paragraph, beginning with Chair Proulx, last sentence: replace recommend with “**recommended**”.

Page 4 – under 2nd set of numbers, paragraph beginning with Mr. Padalino: replace by both the Senate and the House with “**by both Houses of the State Legislature**”.

Page 4 – paragraph above Other Business: replace that paragraph with the following: “**The Planning Commission agreed to a subsequent meeting to review all the materials submitted**”.

Commissioner Harman made a motion that the meeting minutes from the February 26, 2014 meeting be approved as amended; the vote was 3-0.

Mr. Padalino asked if there needs to be any formal granting by the Planning Commission in regards to the deferral request regarding the Class III Communication Tower permit application. Chair Proulx indicated that the Planning Commission has not done so in the past, with the exception of the “open-ended” deferral. Commission Russell noted that the application is incomplete and would question a deferral if it were complete. Commission Russell asked Mr. Padalino if it had been clarified as to which Zoning Ordinance the Planning Commission should be using. Commissioner Russell stated that Mr. Lloyd refers to the Ordinance as revised. Chair Proulx suggested that this discussion be continued at the end of the meeting.

1. Special Use Permit #2014-001 – Le Chic Picnic:

Mr. Padalino stated that the application is a request for a Special Use Permit, pursuant to Article 4, Section 1-34a, to operate a restaurant. The application is in conjunction with a property at 27 Chapel Hollow Road. It’s a five (5) acre parcel located at the intersection of Rockfish Valley Hwy and Chapel Hollow Road, which is zoned Agricultural (A-1). The parcel is identified as Tax Map #12-A-79A.

The Applicant has requested to operate what is essentially a “permanent kitchen”. This would be a kitchen trailer that would be able to be towed off the premises. The Applicant has stated that the kitchen trailer would remain on-site and occasionally take it to a festival or other special event; a few times a year. Mr. Padalino stated he was making this distinction because there are other examples in the County where “mobile food trucks” are not required to have a Special Use Permit but those have their own engines and can be driven from place to place; where this would be a stationary use. Mr. Padalino noted that this issue was discussed, in advance, with the Applicant before the application submission, and again at the Site Plan Review meeting.

Mr. Padalino drew the attention of the Planning Commission members to a map that showed the overview of the property. The entrance is off of Route 151. He noted that there is an existing parking area with about 18 spaces that serves the Flying Fox Winery tasting room and the Le Bleu Ridge Bed & Breakfast. There is another room available at the outbuilding on the property.

Mr. Padalino stated that on April 9th, the Site Plan Review Committee met to review the application. The Health Department did not attend that meeting and has not provided the County with any comments at the time of this report; defer to the Applicant if there are any updates to that regard. Thomas Jefferson Soil & Water Conservation District (TJSWCD) did not attend and did not have comments. *Because, they have “minimal” disturbance of the ground, if any.* There are no issues regarding the ten-thousand square foot (10,000) barrier for an erosion and sediment control plan. Building Official, David Thompson, comments were an explanation of the mobility versus permanence of this kitchen trailer. Mr. Thompson’s comments were more advisory and does not pertain to the application as submitted. Virginia Department of Transportation (VDOT) provided comments that led to the reconfiguration of the Site Plan. VDOT expressed concerns about safety and traffic flow. In response to those comments, the Applicant moved the proposed site of the trailer to the end of the parking lot, in the open grass area. VDOT also requested an ITE Traffic trip generation report. Mr. Padalino stated that to his knowledge, that has been submitted once, revised and resubmitted. Again, Mr. Padalino defers to the Applicant for the update on that document. Other discussion at the Site Plan Review meeting involved a review of the number of required parking spaces. A drive-thru eatery, which is the best match for this proposed use, requires 15 spaces; the existing parking area is adequate. The parking area has existing outdoor lamps which will continue to be used. There are business signs currently located in the front yard setbacks for the Le Bleu Ridge and Flying Fox. Another panel or addition will be added to advertise the proposed Le Chic Picnic Restaurant.

Mr. Padalino stated that in evaluating the responses from the Site Plan Review Committee and with respect to different land uses in the immediate area, this does not seem to be a proposed use that would change the character of the area and seems to be in harmony with other uses in this portion of Afton and the Rockfish Valley. With those considerations in mind, Mr. Padalino recommends that the Planning Commission consider recommending approval for Special Use Permit #2014-001.

Chair Proulx asked the Applicant if there was anything she would like to add to Mr. Padalino’s comments.

Ms. Danielle Savard (Applicant): Ms. Savard indicated that this is not really a restaurant but a “take-out” place. Ms. Savard indicated that she is a diabetic and started to follow classes as Holistic Nutritionist. With the Bed & Breakfast, the goal was to have workshops for those with diabetes. She stated that the kitchen in the Bed & Breakfast is a small kitchen for breakfast and to be compliant with the Health Department, she needed to have a commercial kitchen. Ms. Savard stated that the mobile kitchen was the solution for her. She stated that the menu is simple: soups; sandwiches; desserts. She will also offer some tastings. Everything will be cooked from scratch, trying not to use processed meats. Ms. Savard stated that it is very important to her. She noted that Nelson County is a nice area with a lot of farms that are organic.

Massie Saunders (Saunders’ Surveys – Engineer of Site Plan): Mr. Saunders stated that he copied Mr. Padalino on an email that stated, Mr. Jeff Kessler was fine with everything in the trip generation report after the revised submittal. Mr. Padalino indicated that he did receive that email. In reference to the signs, Mr. Saunders wanted to clarify that the sign that is closest to the right-of-way of Route 151, there will not be any

additional signs put up. The one sign will be taken down and a new sign will replace that. In reference to the placement of the kitchen trailer, it will be placed somewhere in the back parking area, some of this will depend on what the Health Department says. A fall back location will be next to the entrance; nothing that VDOT does not want it any closer to the road.

Commissioner Russell asked Mr. Saunders to clarify some of the “little dots” that are on the plans. Commissioner Russell stated that she recalls that there was going to be some sort of sign off of Chapel Hollow Road near the entrance to the parking lot. Ms. Savard stated the sign is an entrance sign and that it is there now. Mr. Saunders added that the signs in the parking lot are visitor and handicap signs. Mr. Saunders noted that the three (3) lights that are out there now are dusk to dawn lights that are provided through the electric company and paid through the Applicant’s electric bill. They are not special lights for the parking lot itself.

Ms. Savard added that she has an appointment with the Health Department tomorrow to apply for another permit. She noted that the first permit she applied for was for a restaurant. A new permit has to be submitted for a mobile kitchen.

Chair Proulx opened the public hearing at 7:23 p.m.; no comments were made; the public hearing was closed.

Commissioner Russell made a recommendation that the Planning Commission approve the Special Use Permit application #2014-001 for Le Chic Picnic at 27 Chapel Hollow Road in Afton for placement of a twenty-eight foot (28’) mobile commercial kitchen during the months from March through November; on days Thursday through Monday, with hours from 11:00 in the morning to 7:00 at night as per the Minor Site Plan by Saunders Surveys, which was revised April 14, 2014; subject to Health Department approval; all other approvals seem to be in order.

A second was offered by Commissioner Harman; the vote 3-0.

2. Site Plan for (Class III) Communication Tower Permit #2014.005 – Mr. John Milisitz / Velocitel, Inc. for AT&T Wireless:

Chair Proulx asked Mr. Padalino if he would like to return to the discussion from the beginning of the meeting, stating she believes the question is what ordinance is going to be applicable. Mr. Padalino stated that was something that had been reviewed about two weeks ago in detail. He stated that apparently there are more than one example in Virginia case law, which require localities to use the amended ordinance. Mr. Padalino stated that meant the process had to be changed midstream and the application had to be re-evaluated under the new ordinance. Mr. Padalino stated that he, along with others, were operating under a different understanding that one is subject to the rules in affect at the time of the application, but that is not the case.

Commissioner Russell asked if this was established or if that is up to challenge and if this was a court case. Mr. Padalino indicated this was the Virginia Supreme Court. Commissioner Russell asked what that meant for the Planning Commission’s review of the current application. Mr. Padalino stated that the application will still be subject to general procedures. As its drawn for a one hundred thirty foot (130’) tower, it will need to be subject to legal notice; Planning Commission and Board of Supervisors public hearings; and approval before it can be constructed. There are other differences in the new ordinance that are more restrictive. Mr. Padalino stated there are essentially no new requirements that the applicant will have to meet; with the exception of the balloon test. Part of the new ordinance states that the balloon test has to be advertised. It’s not the State Code requirements for advertising that include adjoining property owners be notified for the balloon test part, but for the overall application itself. For the balloon test in particular, the applicant has to run a legal notice in the newspaper of local circulation, so it borrows from that State Code language. Mr. Padalino indicated that the Applicant Team is aware that the advertising has

to run one time, at least seven (7) days prior to the balloon test. Mr. Padalino indicated that he believes this is part of the reason they requested the deferral to make sure things are done correctly under the new ordinance. Chair Proulx asked if there were any changes to the new Site Plan for the new ordinance. Mr. Padalino indicated that he's asked them to modify their landscape plan which was in conjunction with the old ordinance so he'll have to look to see exactly what the new ordinance contains. Commissioner Russell indicated that she brought a sample of a landscape bush that she thought would be excellent on that property, because it's a broad leaf evergreen so it covers nicely. Mr. Padalino stated that he spoke with the Applicant and they typically use Leyland Cypress trees as the screening. Mr. Padalino indicated that he would pass along Commissioner Russell's suggestion as another recommendation. This again is going to be subject to updated guidance from the County on re-evaluating this under the new ordinance.

Commissioner Russell asked about the fee. Mr. Padalino stated that the remaining balance has not been received. Commissioner Russell indicated that she personally is not interested in reviewing any application that has not been fully paid for. Chair Proulx asked if the Applicant pays for the advertising since they asked for the deferral. Mr. Padalino stated that generally that has been the rule but doesn't know if this is any different than those past instances. Chair Proulx stated that she agrees that the full fee needs to be paid before continuing. Mr. Padalino indicated that he didn't catch the incorrect amount in the beginning until after things had been set in motion. He indicated that in his opinion, nothing would happen until that has been taken care of. He doesn't believe it's problematic it's just taking time to get the correct persons to send the check.

Other Business:

- 1. Local Stormwater Management Program Update:** Mr. Padalino stated that last week, our County Administration officially contacted DEQ to say that the County is officially opting out or rather not "opting-in" to the local administration. Mr. Padalino stated that the Zoning and Subdivision Ordinance will have to be amended because it is State Code. Even though the County is not dealing with it, it is still a requirement.

Commissioner Russell indicated that Albemarle County has to inspect non-residential construction sites on a regular basis to ensure that water is clear up to a certain standard before it leaves the site. Commissioner Russell asked if this is something that will be administered by the County, indicating this is a separate issue from the main Stormwater Management Program. She stated there are two (2) parts: one is that the water has to reach a certain level of clarity; then there is the regular ongoing inspections of commercial construction sites. Mr. Padalino stated he wasn't sure because Charlottesville is under different regulatory requirements; they are a MS4, meaning they have sewer and water. Commissioner Russell stated that she was referring to Albemarle and didn't know until recently that there were two separate issues. Mr. Padalino stated that there are actually three (3) elements: the Virginia Stormwater Management Program; continuation of the Erosion & Sediment Control rules and regulations; and a Stormwater Pollution Prevention Plan (SWPPP). There are three (3) things involving construction activity and when applicable they have to develop, submit and have an approved Erosion and Sediment Plan before they can begin construction. Mr. Padalino indicated that he's not sure who will inspect that. The conditions on the Erosion and Sediment Control Plan certainly matter. The SWPPP has to do with where different materials are in relation to water resources. Commissioner Russell asked if the County is going to farm all of this out to some unknown entity. Mr. Padalino stated that right now, projects subject to these rules will still have to get State permit coverage from DEQ but the County is not going to participate in that. The County will state that one will need Site Plans, Erosion and Sediment Control Plan and have the State coverage. If they don't have their coverage for the Stormwater Management from the State then it would need to be addressed in the County Ordinances. Commissioner Russell stated they would pay a fee to the State for the permit and the County would not be involved. Mr. Padalino indicated that would be correct. Mr. Padalino stated there are mixed opinions as to whether this would be beneficial or not, and that it would be difficult to do this locally.

Chair Proulx asked if Mr. Payne is going to re-write the draft amendments with this in mind. Mr. Padalino stated Mr. Payne did not write those; it was Sands-Anderson; and the County will need to figure out who they want to adapt to this shift. He stated that no one really knew that the County would be able to not opt-in, until recently. Chair Proulx asked if the Planning Commission waits until they hear something back from the Board of Supervisors on the amendments. Mr. Padalino stated that he thought that was appropriate at this point. He stated that he does not have any recommendations as to how we could alter these proposed amendments. Commissioner Russell asked if the Planning Commission would be responsible for weighing-in on them. Chair Proulx and Mr. Padalino both indicated that it would have to come before the Planning Commission before any formal action can take place. Chair Proulx stated a public hearing would have to take place. Mr. Padalino and Commissioner Russell stated that the amendments would be for both the Zoning Ordinance and the Subdivision Ordinance. Mr. Padalino stated he would carry forward the recommendations that were made during the Work Session; the word variance should not be used, it should be exception. Commissioner Russell noted the lack of consistency needs to be addressed.

- 2. BOS Referral of Proposed Amendments to Zoning Ordinance §4-2-1a and §4-2-2 (relating to “two-family detached dwellings” or duplexes):** Chair Proulx indicated that it appears from the email that Mr. Padalino sent that it may be possible for Board of Supervisors to grant “distinct relief” for the Community Development Foundation in the interest of public welfare. Chair Proulx stated she had a conversation with George Krieger and he seems very comfortable with that approach. Mr. Krieger understands her concerns that were discussed previously about the impact of this amendment.

Chair Proulx asked Mr. Padalino if he could elaborate on the paragraph in his email. Chair Proulx noted this was sort of the first pass conversation with Phillip Payne. Chair Proulx asked if Mr. Padalino knew anymore or if he would be able to go back to Mr. Payne to expand this concept. Mr. Padalino stated that his conversation with Mr. Payne was generally limited to whether “distinct relief” is even a possibility and if so, how could this work. Mr. Padalino stated the next realm needs to be explored. Chair Proulx stated that her suggestion would be to go and see how this would be handled; noting, she believes this would be handled by the Board of Supervisors. Mr. Padalino stated that this seems like a great alternative; it would accomplish Mr. Krieger’s goals, without changing the whole landscape of how this is dealt with, for all Applicants County wide. Chair Proulx indicated that she would like to have more information from Mr. Payne before making a recommendation; how to actually proceed; how to apply; who to apply to; and to make sure this is legally possible. Mr. Padalino stated Mr. Payne had researched the legality of it but not the mechanics. Mr. Padalino stated that he feels the Planning Commission needs to request that the Board of Supervisors direct the Staff and County Attorney to work on this and to pursue the alternative resolution. Commissioner Russell stated that the Planning Commission can’t do that; the BOS has referred the issue to them. Its Commissioner Russell’s understanding of what the Chairman is saying, is that she feels before a recommendation can be made to the Board of Supervisors, the Planning Commission would like more information from the County Attorney and Staff. Mr. Padalino stated that he would consider that be the recommendation from the Planning Commission. Mr. Padalino recommended not waiting and send something to the Board of Supervisors. Commissioner Russell stated that the Planning Commission has until June 6, 2014; which marks the 100 days. Chair Proulx stated that she is still unclear as to the timeframe. Mr. Padalino indicated that it’s a maximum of 100 days. Commissioner Russell noted that 100 days from the first meeting, if the Planning Commission agrees that Mr. Carter’s memo that it had to follow a State Code and it does, the deadline is June 6th. Chair Proulx indicated that she feels comfortable with making a recommendation to the Board of Supervisors stating that the Planning Commission has been working on this issue, discussing it, and feel this is the best route to go and would like to be instructed to pursue the details. Commissioner Russell indicated that she thinks Chair Proulx should write a letter to the Board of Supervisors. Commissioner Harman stated that in doing so, it would put it back in the hands of the Board. Mr. Padalino stated that the letter should include some of the concerns that were outlined; noting the proposed text amendment raised these questions that were not resolved; meanwhile, this alternative possibility was raised and the Planning Commission would like to focus on that instead. In doing so, the Board of Supervisors would have a formal response from the

Planning Commission; somewhat expeditiously, well under the 100 days. Mr. Padalino noted that he had been unclear as to whether the “expeditiously” was governing the timeline or if it was the Virginia Code timeline; or perhaps both. He also noted that he initially misunderstood that this would have to include a public hearing and a recommendation based on that but that is not necessarily the case. Commissioner Russell indicated that it’s the action within the 100 days that affects the timeline. Commissioner Harman asked if this process would stop the clock until the Planning Commission gets it back from the Board of Supervisors. Mr. Padalino indicated that it would; once a letter is drafted and supplied to the Board of Supervisors, it should satisfy the requirement.

The Planning Commission agreed that Chair Proulx would compose a formal letter to the Board with their recommendations.

3. Permit Update: Application for Class III Tower Permit #2013-007 (Verocitel/AT&T/Sunrise Drive):

Mr. Padalino indicated that this still has an indefinite deferral status. He stated that he spoke with the Applicant today and was notified that they are currently evaluating an alternative site. They do have one preferred alternative site. At this time, they are doing internal review and engineering for that location. They would like to do nothing at this time with the Sunrise Drive application while they continue to prepare their application and submit that for review for this preferred alternate site, which is also located in the Afton area. Mr. Padalino indicated that he does not know the exact location of this new site but it is pending. Commissioner Russell asked how long and if this was their three (3) month check-in. Mr. Padalino stated this was not and noted a meeting that he had with Ms. Cheryl Taylor, Mr. Preston Lloyd and Supervisor Tommy Harvey on March 11, 2014. Mr. Padalino said he felt that meeting satisfied the need for them to come back and report within the three (3) months. Mr. Padalino noted that Mr. Lloyd indicated that he did not want to type up a report or do anything at this time because they were still in the process of evaluating other sites. Mr. Padalino noted that they did provide materials at the meeting but it did not satisfy the entire list of items that were requested at the December Planning Commission meeting. Chair Proulx asked if this would also fall under the new tower ordinance. Mr. Padalino stated that technically it would be under the new ordinance. Commissioner Russell indicated that Mr. Lloyd has not raised the question about the Sunrise Drive application. Mr. Padalino indicated that no, he had not.

4. Policy Update: “Tower Ordinance” Repeal and Replacement (BOS Work Session: Feb. 11th): Mr.

Padalino indicated that this was carried over from the March agenda due to the fact that no meeting was held in March. This was reviewed at the March 11, 2014 Work Session; some changes were made and the Board took action to adopt the Repeal and Replacement Ordinance as discussed during the Work Session.

5. Rockfish Valley Area Plan: Mr. Padalino stated this was something the Board has had on their meeting agenda for at least a month, if not the two previous meetings. One of the reasons for this being in the Board’s focus is the Nelson 151 Business Group has written a letter and collected signatures voicing their interest in these types of community planning issues. Mr. Padalino stated he met with them back in November 2013 and they had questions about the Comprehensive Plan. He stated that he offered his comments and perspective and they got excited about the idea of updating the Comprehensive Plan. He stated as the conversation continued, it became clear that this would not happen any time soon and perhaps an Area Plan with a tighter focus with that geographic made more sense.

Mr. Padalino couldn’t recall if it was at the February or March Board meeting that George Hodson, current Chair of the Nelson 151 Group, came and gave a presentation; there was discussion among the Board and they decided to direct Staff to come up with a scope of work and to coordinate with the Thomas Jefferson PDC for technical assistance or staff support. Mr. Padalino noted that as of yesterday, he had provided Steve Carter with a copy of a proposed scope of work that outlines: what the project would be; what the proposed deliverables and outcomes would be; timeline; sequence and budget resources. Chair Proulx asked if it would be possible to get a copy of that. He noted that Mr. Carter has set this as a working group; consisting of Mr. Carter, Debbie McCann, Candy McGarry, Sara Turner, Maureen Kelly and Mr. Padalino. Mr. Padalino indicated that as soon as the meeting is held, he will

incorporate any changes that are requested and then it can be distributed. Mr. Padalino hopes to have this on the Board of Supervisors agenda for May. Commissioner Russell stated that she was bothered that we, as a Commission, are not involved in this in any way at this point. She also noted that one particular thing that bothers her is the limited number of businesses that are represented by this group.

Commissioner Russell stated she would like to get updated in regards to the two new State laws; Senate Bill 51 and Senate Bill 430. Mr. Padalino stated that some of the project scope involves a policy review not with just the current Zoning Map or the Zoning Ordinance but how all these issues fit in with the changing legal landscape. Mr. Padalino indicated that he thinks Virginia's two biggest industries are agriculture and tourism, as seen in the Rockfish Valley area. Given those trends and given the development trends over the past five years it seems like it's time to get at least in line, if not ahead of the curve on this. He stated this is currently taking place with regards to agricultural processing facilities, which is something the State Code defines but the County does not contemplate in its Ordinance. With regards to By-Right Uses related to agritourism relating to farm uses, Mr. Padalino stated that progress is being made but it's not at a stage where there is anything to share with the Planning Commission at this time. Commissioner Russell indicated that there are a lot of new things in the new ordinance that she doesn't understand.

Commissioner Russell stated she recalled Mr. Padalino had discussed Senate Bill 51 with Mr. Payne and Mr. Payne indicated that it would not have a big effect on us. Commissioner Russell indicated that she would like to know more about the process, noting that she feels the Planning Commission is not involved and should be. She stated that the Planning Commission knows what the Economic Development group's agenda is and that it doesn't always agree, either with the citizens or the Planning Commission; could be in opposite directions and that the Planning Commission is not represented. Mr. Padalino indicated that he appreciates those comments and is often times in a difficult position and that he is working thoughtfully and diligently to make sure someone is advocating for planning work in Nelson County. Commissioner Russell stated that this has nothing to do with Mr. Padalino but the general formation of this group. Chair Proulx and Commissioner Russell indicated that there are two parts to the group; the Route 151 Business Group and the County residents. Commissioner Russell stated that it's not really a business group but a very small part of the businesses on Route 151. Mr. Padalino indicated that the 151 Business Group is a body of residents and businesses that brought the issue to a head. Mr. Padalino believes there is a misconception that this idea of a project or process is their project and its not; he doesn't think they want or intend it to be; they are the ones that want to give voice to the concerns. He believes they have successfully gotten the Board's attention about the need to do long range planning in at least a portion of our County if not the whole thing. He thinks it's great that they've been a catalyst but he doesn't believe they want to be central to the project. He does hope and expect them to be participants as public members but not as anyone with a disproportionate voice. If this is set in motion, it will be a County project and believes the Planning Commission should and will have a very important role in the process. Mr. Padalino indicated that he welcomes more assertion from the Planning Commission for this project and other Planning projects. Commissioner Russell noted that the Planning Commission doesn't have anything to start from. Mr. Padalino indicated that it is a matter of timing; noting this started back in November and it is six months later; unfortunately, it's a slow moving process.

Mr. Padalino stated that he's trying to get something approved at the internal Staff level to be able to go public with, so we can go to the PDC to see how they may be able participate in order to assist; find out how a steering committee is formed; and who will be on the committee. He noted that he's trying to get approval for all of these items.

- 6. Transportation Chapter of Comprehensive Plan:** Mr. Padalino stated a public hearing was held on this on November 20, 2013. The Board of Supervisors (BOS) deferred it for one month due to the fact that Mr. Hale was not in attendance at that meeting. The next BOS meeting was at the 100 day or last day cut off period and decided to send it back to Staff for revisions. Commissioner Russell indicated that she remembers that Mr. Hale had real issues with the language of the Plan. Mr. Padalino indicated that Mr.

Hale's issues were in regards to how Route 29 was described. The revisions were made and the Planning Commission held a public hearing on November 20, 2013. Mr. Padalino indicated that he has made the necessary changes. Particularly on page 14, there was some unclear language with how the speed limits vary on Route 6; noting those changes are highlighted in yellow. Mr. Padalino encouraged the Planning Commission, that if it looks sufficient, to send this to the BOS for a public hearing as soon as possible. Both Chair Proulx and Commissioner Russell indicated that they did not have any issues with the section.

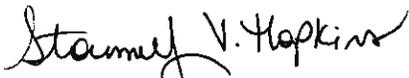
Commissioner Russell made a motion that the Planning Commission refer the proposed amendments of the Transportation Chapter of the Comprehensive Plan to the Board of Supervisors with our approval.

A second was made by Commissioner Harman; the vote 3-0.

Adjournment:

At 9:17 P.M. Commissioner Harman made a motion to adjourn.

Respectfully submitted,



Stormy V. Hopkins
Secretary