

DRAFT
TOWN OF WEATHERSFIELD, VERMONT
MINUTES OF PLANNING COMMISSION MEETING
Thursday, January 18, 2018

I. Call to Order

Chair, Julie Schmitz called the meeting to order at 7:00pm.

II. Introductions: Nancy Heatley, Julie Schmitz, Paul Tillman, Michael Todd, Hal Wilkins, Land Use Administrator; Julia Lloyd Wright, Energy Coordinator (ex-officio) Visitors: Jim Cahill, David Gulbrandsen, Willis Wood (Zoning Board of Adjustment)

III. Agenda Review - reordering of sequence of agenda items

IV. Approval of Meeting Minutes - January 8, 2018

A motion was made by Michael Todd to approve the Minutes of January 8, 2018, seconded by Nancy Heatley. Voted: Unanimously

V. Zoning Bylaw Sections/Final Review

a. Off-Street Parking

A motion was made by Michael Todd to send the Off-Street Parking bylaw to the selectboard for review, seconded by Paul Tillman. Voted: unanimously.

b. Accessory Dwelling Units (include definition of "Habitable Areas")

Discussion continued on ADUs. A definition of 'Habitable Areas' is given under Public Health VSA Title 9. Chapter 137, s/s4457. An accessory dwelling would be regulated to occupy 30 percent of the total floor space for an owner-occupied single family dwelling and not include storage space. Hal Wilkins will prepare a revised bylaw to be reviewed at the next meeting on February 12, 2018.

VI. Zoning Bylaw Sections/for Continuing Review

a. Setbacks

A lengthy discussion took place with members of the ZBA on setback measurements from buildings, and focused on whether starting point is from top of a bank and/or if slope is involved should be taken along the ground. Measurements being taken along the Connecticut River differ from the width of the protective strips and undisturbed land required for smaller streams or wetland buffers. Hal Wilkins will make a list of widths/buffers needed for regulation of setbacks from boundaries to be reviewed at the next meeting.

b. Small Scale and Large Scale renewable Energy Systems

c. Fragmentation/Subdivision of Agricultural Lands

Items b. and c. will be reviewed at the next meeting (on February 12, 2018)

VII. Review of Town Plan Chapter 3 - Transportation

This item will also be reviewed at the next meeting (on February 12, 2018).

VIII. Land Use Administrator Notes

Hal Wilkins announced that the pigs have been removed and the violation has been taken care of. Members of the Planning Commission are invited to participate with the selectboard in a meeting on Village Revitalization during their regular meeting on February 5, 2018.

IX. Adjourn

A motion to adjourn at 9:00pm was made by Paul Tillman, seconded by Nancy Heatley. Voted: Unanimously.

