

REGULAR MEETING OF THE PLANNING COMMISSION COMMITTEE  
6:30 PM, Monday, November 28th, 2022  
MARTIN MEMORIAL HALL, ASCUTNEY VERMONT  
5459 Rt 5

DRAFT MINUTES

Members in attendance:

**Paul Tillman**  
**Howard Beach**  
**Michael Todd**  
**Joseph Bublat (online)**

**Ryan Gumbart – Land Use Administrator (online)**

Members Not in attendance:

**Tyler Harwell**

Attendees:

Brian Bocenhve  
Beth Hunton  
Rika Henderson  
Beth Gorton  
Ken Blum

Online Attendees:

Hank

1. Meeting was called to order by **Paul Tillman** at 6:30 P.M.
2. Agenda Review – No changes
3. Comments from the Chair and land Use Administrator – No comments
4. Comment from citizens regarding items not on the agenda – Beth Hunton asked about the next few meeting dates and how the holidays would affect this. Paul Tillman shared the meeting schedule for the next few months.

December 12<sup>th</sup> ,2022 meeting at 6:30 (last one for the year 2022)

December 26<sup>th</sup> ,2022– NO MEETING

January 9<sup>th</sup> , 2023 meeting at 6:30

January 23<sup>rd</sup> , 2023 meeting at 6:30

5. Approval of meeting minutes – November 14, 2022 –

**Mike Todd made a motion to accept the minutes from November 14<sup>th</sup>, 2022.**

**Seconded by Howard Beach, Motion Passed 4-0**

6. Public Hearing – Final Plat Review – Arrison Continuation –

**Mike Todd made a motion to continue the Arrison Hearing to January the January 9<sup>th</sup> meeting.**

**Seconded by Howard Beach, Motion Passed 4-0**

7. Sketch Plan Review – Hodgdon: Continuation – No discussion or action.

8. Sketch Plan Review – Fairbrother: Continuation – No discussion or action.

9. Town Plan – Energy section: Consider vote to approve changes –

**Mike Todd made a motion to accept Energy Plan document presented as of November 15<sup>th</sup>**

**Seconded by Joseph Bublat, Motion Passed 4-0**

Discussion was had about moving section 7.3 - “Heat pumps” to the “Recommendation” section 7.9.10. Mike Todd agreed to have this moved and said it was minor housekeeping because no content was changed. Joseph and the rest of the board agreed.

**Mike Todd made a motion to set a hearing date for the approved Energy Plan on February the 13<sup>th</sup> 2023 at 7:00 PM.**

**Seconded by Howard Beach, Motion Passed 4-0**

10. Preferred Site Checklist: Review and modify if needed – Discussion was had about the wording in item #3, Ryan will reword for the next draft. Ryan will investigate what a scoring sheet would look like for Weathersfield as a preferred site. The Board like the Colchester preferred sit designation scorecard and would like to use some of the Colchester “preferred Sites” document as a starting point.

11. Bylaws – Table of Districts and Uses: Review C-10 (Conservation) district use table –

Discussion was had about the “Goals” of any changes and how any changes would affect the residents and reflect the Town Plan. Paul Tillman wanted to

talk about this with the commission and attendees and shared that this was asked of him from Ken Blum who had sent Paul a letter with his thoughts and suggestions. Paul Tillman thanked Ken for his letter and suggestions.

Paul Tillman read section 1.2 Purpose from the Weathersfield Zoning Bylaws.

### 1.2 Purpose

These Bylaws are intended to guide the development and growth of the Town of Weathersfield along the lines designated in the adopted Town Plan. The many factors which these Bylaws must take into account may be found in the Town Plan and Section 4302. However, a few factors are the very foundation of these Bylaws and are therefore emphasized by being listed here:

- It is neither desirable nor possible to stop growth.
- Without the aid of Zoning Bylaws, the Town of Weathersfield could be forced by outside pressure into a growth rate much larger than it can accommodate.
- The rights of a property owner must not be ignored, and the rights of all property owners and residents must be so balanced as to avoid placing an unfair burden on anyone.
- The cost of housing should not be increased by needless regulations.
- Development of rural land must be guided by the above factors, plus the suitability of soils and terrain, as well as the desire of the people of Weathersfield to retain a rural, rather than urban or suburban atmosphere.

And he read Section 2.2 Zoning Map and Interpretation of the Weathersfield Zoning Bylaws.

### 2.2 Zoning Map and Interpretation

The locations and boundaries of zoning districts are established as shown on the Official Zoning Districts Map located in the Town Office.

The Official Zoning Districts Map is hereby made a part of these regulations and a part of all future amendments to these regulations.

The Conservation District boundaries shown on the map are necessarily approximate. Actual conditions of the land shall prevail over any markings on the map.

If uncertainty exists with respect to the boundary of any zoning district on the Official Zoning Districts Map, the Zoning Board of Adjustment shall have the authority to determine the exact location of such boundary, after consultation with the Planning Commission.

Paul Tillman asked for a history of the changes to this district, specifically the big change in 1995. Ryan Gumbart gave a brief description of the changes and his opinion on why the changes were made.

Ryan wanted to start with some general house keeping and clarification to the use table for the C-10 district. Ryan will look at the following sections and update a copy with better language to reflect the “definition” section.

- Uses that do not require a Zoning permit
- In the Permitted Principal use section

- Single family – add Residential
    - Two family – add Residential
  - Permitted accessory uses:
    - Athletic structures
    - Swimming pools
  - Conditional principal uses
    - Cemetery
    - Home base business level #2
12. Bylaws – PUD Review section – no discussion
13. Discussion of items for future agendas – Joseph Bublat asked to have an executive session at the next meeting to discuss personal.
14. Any other business that can be legally discussed – No other business was discussed.
15. Meeting adjourned at 8:47 P.M.

**Mike Todd made a motion to adjourn at 8:47 P.M.**

**Seconded by Howard Beach, Motion Passed 4-0**

Respectably submitted by,  
Paul Tillman (Chair)