Planning Commission
Martin Memorial Hall
5259 Route 5, Ascutney VT
Planning Commission Meeting Minutes
Monday, August 28, 2023 6:30 PM

Planning Commission Members Present:
Paul Tillman
Howard Beach
Michael Todd
Hank Ainley

Ryan Gumbart, Land Use Administrator

Planning Commission Members Absent: Joseph Bulbat

Online Attendees: Beth and Brian Bosenberg

1) Call to Order by Chair, Paul Tillman at 6:30 pm
2) Agenda Review

No changes to schedule

3) Comments from Chair and Land Use Administrator

   Paul Tillman let the Planning Commission know that he had resigned from the Selectboard and the Planning Commission as he and his wife were moving out of state. This would be his last meeting.

   Michael Todd thanked Paul for his service to the Planning Commission as well as the Selectboard and outlined the next steps for the Planning Commission in regards to filling the open position. During this transition, Joseph Bulbar, Vice-Chair will be acting Chair of the Planning Commission.

4) Comments from Citizens regarding items not on agenda.

   Beth Bsoenberg thanked Paul Tillman for his time and work with the Planning Commission and wished him well.

5) Approval of Meeting Minutes 8-14-23

   Michael Todd made a motion to accept the meeting minutes from 8-14-23 with corrections as needed.

   Howard Beach - 2nd

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Discussion - signature page at the end of the minutes needs to be updated with correct title for each member.

Vote - 4 aye, 1 absent

6) Public Hearing - Habitat for Humanity

No update at this time

Michael Todd made a motion to continue the hearing to October 9, 2023 at 6:30 pm.

Howard Beach- 2nd

No further discussion
Vote - 4 aye, 1 absent

7) Public Hearing - Final Plat Review: Daniels Subdivision – First review

Paul Tillman read the public warning as follows:

NOTICE OF PUBLIC HEARING
Martin Memorial Hall
5259 Route 5
Ascutney, Vermont 05030
Remote option – Zoom details below
Monday, August 28, 2023 – 6:30 PM

A public hearing before the Weathersfield Planning Commission will be held at the Town Office in Ascutney on Monday, August 28, 2023, at 6:30 PM to consider the following application:

Application 2023.08.02.SUB by Gary Rapanotti for the subdivision of land at East Camp Hill Road (Parcel: 13-01-05). The parcel is located in the Conservation (C10) zoning district.

The above application is available for inspection at the Town Office in Ascutney. Persons wishing to appeal and be heard may do so in person or be represented by an agent or attorney. Participation in this proceeding is required in order to ensure your ability to appeal the Zoning Board's decision. Communications about the above application may be filed in writing with the Zoning Board of Adjustment or at the hearing.

The Planning Commission review the plat, had their questions answered. Gary Rapanotti was present for any additional questions.

Paul Tillman confirmed with Ryan Gumbart, Land Use Administrator that he had not received any emails, phone calls or other forms of communication regarding this

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subdivision. Ryan stated that he had spoken with 2 of the abutters. They requested to see the maps and application, their questions were satisfied and had no issues with the subdivision moving forward.

Michael Todd made a motion to approve subdivision application 2023.08.02.SUB by Gary Rapanotti for the subdivision of land at East Camp Hill Road (Parcel: 13-01-05).
Paul Tillam - 2nd
No further discussion
Vote - 4 aye, 1 absent

8) Town Plan - Future Land Use Map

Discussion was had on the Future Land Use Map and what the new versions could look like and what the Planning Commission thought they should contain. They used other Town's Future Land Use maps as references.

There was continued discussion about the amount of C-10 land and if that much was still needed as well as if C-10 should be redefined to a more finite detail of conservation. Also, if there should be an additional zoning district that was just a 10-acre minimum lot.

There was discussion about educating the public on PUDs and how they directly effect the Town and resources as they can conserve large parcels of land and the concentrate any building lots into one smaller localized area..

9) Planning Commission Projects - Status Update

PLANNING COMMISSION PROJECTS
*Listed in order of priority*

| Project | Last Action Taken | Current Status | Next Steps |
|---|---|---|---|
| **1.** | | | |
| PUD Review – Habitat for Humanity | 7/24 PC held Combined Hearing with ZBA. Board agreed on number of buildings and density. More information was requested from the applicant. | Hearing is scheduled to be continued on 8/28. | Applicant will get requested information for review. |
| **2.** | | | |
| Final Plat Review – Daniels Subdivision | 7/24 PC held Sketch Plan Review. Board voted to approve the sketch plan with amendments. | 8/28 Public Hearing for Final Plat Review set for first review. | Review Final Plat, either request changes and continue hearing or close hearing. |
| **3.** | | | |
| Town Plan Amendment – Energy | 2/13 Hearing opened, PC requested LUA to break out General Standards from the Solar Standards and to add a Wind Standards section. 8/14 Hearing continued to 9/11. | MARC comments have been received. | Review changes, vote on adoption, if in favor warn hearing for SB review. |
| **4.** | | | |
| Zoning Bylaws Amendment – Use Tables & Definitions | SB held continued hearing on 8/21. SB voted to adopt amendments to the bylaws. | Amended bylaws will be effective on 9/11. | LUA will update the Zoning Bylaws document for website posting and board distribution. |
| **5.** | | | |
| Zoning Bylaws Amendment – PUD Review | Not in hearing, PC requested LUA to format a PUD standards table based on district. | Waiting on LUA to make changes as time allows. | Review LUA's changes, discuss further. Once finalized, warn bylaw amendment hearing. |

10) Discussion of Items for Future Agendas

Future Land Use Map
Town Plan - Energy Section

11) Any other business that can be legally discussed
None

12) Adjourn
Paul Tillman made a motion to adjourn at 8:00 pm
Michael Todd - 2nd
No discussion
Vote - unanimous

Next Planning Commission Meeting is scheduled for Monday, September 11, 2023 at 6:30 pm at Martin Memorial Hall.

Respectfully,
Chauncie Tillman
Recording Secretary

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**Planning Commission**

Paul Tillman, Chair

Joseph Bulbar, Vice Chair

Hank Ainley, Clerk

Howard Beach, Commissioner

Michael Todd, Commissioner