

Planning Commission
Martin Memorial Hall
5259 Route 5, Ascutney VT
Monday, October 23, 2023
6:30 PM
REGULAR MEETING

Members Present: Joseph Bublat, Michael Todd, Hank Ainley, Brian Bosenberg

Members Absent: Howard Beach

Ryan Gumbart, Land Use Administrator

Others Present:

Lisa Mangini		
Michael Wood		
John Arrison		

1 Call to Order

Mr. Bublat called the meeting to order at 6:30pm.

2 Agenda Review

The Planning Commission recognized that a Board Reorganization is necessary due to a member leaving and then having a new member appointed at the last Select Board meeting. This issue is to be taken up under Item #14.

The meeting was paused for a few minutes due to technical difficulty with Zoom.

3 Comments from the Chair and Land Use Administrator

The Land Use Administrator introduced new member, Brian Bosenberg.

4 Comment from citizens regarding items not on the agenda

None.

5 Review Minutes from Previous Meeting: 9/25/23

Additions/corrections/deletions:

a. Corrections: the spelling of Halle Abuayyash

Motion: To approve the 9/25/23 minutes.

Made by: Mr. Todd **Second:** Mr. Bosenberg

Vote: All in Favor

6 Sketch Plan Review- Review Application

Lisa Mangini of 466 Tarbell Hill Road submitted an application. The Land Use Administrator stated that all the lots are conforming and that the main lot contains agricultural soils (less than 3 acres) and deer wintering lands. Some areas have steep slopes and there is a protected stream. See [Bylaw 3.2.7 & Bylaw 3.2.8](#) (p. 31).

The Planning Commission discussed the dual driveway access and stream buffer requirements. The Planning Commission pointed out that access to the building site on Lot C may be challenging and may require an easement across Lot B and how that should be considered.

The Planning Commission inquired about who did the stream inspection at ANR and to reach out to them and request a letter of compliance. While the Planning Commission doesn't require construction details, it does require the layout as the right of-way needs to be included in the subdivision so that there is a conceptual solution. The Planning Commission added that a deeded easement may need to be added to Lot B to provide access to Lot C around the steep sloped section. The waterway was discussed, how a driveway permit was already issued, and how there were some administrative processes that need to be addressed. Setbacks not applying to driveways was discussed.

The Planning Commission concluded that they would like to see exactly where the driveway easement on Lot B would be placed. The Land Use Administrator is to send out a list of requirements for the Applicant to complete, encouraging that the more information, the better.

7 Bill H.177 – Bicycle Route Along Route 5: Discussion

Mr. Arrison brought attention to [Bill H.177](#) and wanted to see how it dovetails with the [Town Plan](#). No Action was needed by the Planning Commission at this time, although he will be looking for letter of support from Planning Commission and the Select Board when the revised bill is created. The Planning Commission discussed the logistics of having a bike path along Route 5 and if this would benefit the Town recreationally.

8 Planning Commission Projects Overview: Review Spreadsheet

The Land Use Administrator gave a presentation on the Planning Commission Projects, actions taken, current status, and next steps of each project. See Below:

PLANNING COMMISSION PROJECTS

Listed in order of priority

Project	Last Action Taken	Current Status	Next Steps
1. PUD Review – Habitat for Humanity	8/28 PC held Combined Hearing with ZBA. Per applicant's request, hearing continued to 10/9.	Hearing is scheduled to be continued on 10/9.	Applicant will get requested information for review.
2. Final Plat Review – Daniels Subdivision	8/28 PC held Final Plat Review. Board voted to approve Final Plat.	9/11 LUA distributed draft decision for board's review.	Distribute final decision to required parties.
3. Town Plan Amendment – Energy Section	10/18 LUA made PC's changes in Rev. 10.	Awaiting PC review.	Review changes, vote on adoption, if in favor warn hearing for SB review.
4. 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.
5. Aquifer Protection Overlay District	MARC created map delineating affected areas. PC requested a finalized map and a plan for a resolution.	Waiting on MARC to make changes to map. LUA to discuss with TM to formulate a plan for resolution.	TBD
6. Town Plan Amendment – Required Changes	None	First discussion at PC meeting.	Identify who will complete what.

Future Projects:

- Add “Mixed Use” to Use Tables
- Update Floodways and Floodplains language
- Update Scenic Resources section of Town Plan
- Update Future Land Use Map in Town Plan
- Work with Fire and Police Departments on Standards for development

9 PUBLIC HEARING CONT.

The Planning Commission reviewed and discussed in depth the changes in the Town Plan Amendments to the [Energy Section](#) (pgs. 24-35). The Planning Commission discussed language and how some of the wording used waters down the discussion, particularly in regards to separate energy types and how to deal with them. Additionally, how some of the language seems permissive where it shouldn't be. The Planning Commission also expressed concern that document has lost its original intent and that it had become longer than it had been originally.

The Planning Commission concluded that they would send the draft Energy Section to Annette Smith (from Vermonters for a Clean Environment) for review and to include current and historical revisions of the document to her. Mr. Todd would be the one to reach out to her.

Motion: To continue the Town Plan Amendments to the Energy Section Hearing to 11/13/2023 at 6:30pm.

Made by: Mr. Bosenberg **Second:** Mr. Todd

Vote: All in Favor

10 Zoning Bylaws-Aquafer Protection Overlay District: Discussion

The Planning Commission decided to continue the discussion for when Mr. Beach is present. The Planning Commission is requesting Aquafer Protection Overlay District maps from CIS and MARC.

11 Town Plan Readoption Requirements: Discussion

The Commission reviewed the Town Plan Readoption Requirements via the [Vermont Statutes](#). The Planning Commission concluded that it is probably best to continue this item to the next meeting as they await Halle's edits.

12 Bylaw Amendment- PUD Review: Discussion and Review

This item will be discussed at the next meeting due to Halle's pending edits.

13 Discussion of Items for Future Agendas

- Affordable Housing
- Short Term Rentals
- Landlord Rights verses Tenant Rights
- Small lots and setbacks
- Airstrip Regulations/Airport District
- Zoning Presentation

The Land Use Administrator will try to coordinate a joint meeting with all Land Use Boards, perhaps at a Planning Commission meeting. The Planning Commission concluded that they need to review and then prioritize past and present agenda items. Mr. Bublat will reach out to Mr. Tillman for old Planning Commission records and documents.

14 Any other business that can be legally discussed

Due to the last canceled meeting, the Habitat for Humanity hearing needed a new date set.

Motion: To continue the Habitat for Humanity Hearing to 12/11/23 at 6:30pm.

Made by: Mr. Todd **Second:** Mr. Bosenberg

Vote: All in favor

Due to a Planning Commission member leaving and new member being recently appointed at the Select Board meeting, a reorganization of the Planning Commission was deemed necessary.

Motion: To nominate and appoint Joseph Bublat as Chair of the Planning Commission.

Made by: Mr. Todd **Second:** Mr. Bosenberg

Vote: All in favor

To nominate Brian Bosenberg as Vice-Chair of the Planning Commission.
There were no other nominations.

Vote: All in favor

15 Adjourn

Motion: To adjourn the meeting.

Made by: Mr. Todd **Second:** Mr. Ainley

Vote: All in favor

The meeting adjourned at 8:48pm.

Respectfully submitted,
Nichole Gagnon

The next regularly scheduled meeting of the Planning Commission will be Monday, November 13, 2023 - 6:30 PM, Martin Memorial Hall.

Remote option – Zoom link and instructions:

<https://www.weathersfieldvt.org/home/news/public-meetings-zoom>

To join any public meeting via phone, dial (929) 205-6099. When prompted, enter meeting ID 542-595-4364. You will not have a participant ID. Please press # when prompted to skip this section. The passcode for all meetings is 8021

WEATHERSFIELD PLANNING COMMISSION

Joseph Bublat, Chairperson

Hank Ainley, Commissioner

Brian Bosenberg, Vice-Chairperson

Howard Beach, Clerk

Michael Todd, Commissioner

