

Planning Commission
Martin Memorial Hall
5259 Route 5, Ascutney VT
Monday, November 13, 2023
6:30 PM
REGULAR MEETING
Draft Minutes

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

Ryan Gumbart, Land Use Administrator

Others Present:

Beth Hunton (remote)		
Halle Abuayyash		
Julie Levy		

1 Call to Order

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

2 Agenda Review

The Planning Commission discussed scheduling conflicts due to the upcoming holidays.

Motion: To cancel the December 25, 2023 meeting.

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

Vote: All in Favor

3 Comments from the Chair and Land Use Administrator

None.

4 Comment from citizens regarding items not on the agenda

None.

5 Review Minutes from Previous Meeting: 10/23/23

Additions/corrections/deletions:

a. Corrections:

Section 6: Change the wording “pointed out that without going on Lot B to make access to Lot C because of how steep the slopes are and that getting the driveway in there was going to be a challenge” to pointed out that access to the building site on Lot C may be challenging and may require an easement across Lot B.

Section 6: Change “water” to “stream inspection”

Section 6: Change “letter” to “letter of compliance.”

Section 6: Change “a way” to “of-way.”
 Section 6: Change “would” to “may.”
 Section 6: Change “permit” to “driveway permit.”
 Section 9: Change “restrictive” to “permissive.”
 Section 9: Delete the word “that.”
 Section 14: Add “There were no other nominations.”

Made by: Mr. Todd **Second:** Mr. Bosenberg
Vote: 4 ways, 1 abstention- Mr. Beach

- 6 Project Status Update: Review Planning Commission project log**
 The Land Use Administrator gave a presentation on the Planning Commission Projects, which included 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	10/23 Per applicant’s request, hearing continued by PC to 12/11	Hearing is scheduled to be continued on 12/11	Applicant will get requested information for review
2. Town Plan Amendment – Energy Section	11/2 Annette Smith provided comments on language.	Awaiting review by PC	Determine if further changes are needed.
3. Town Plan Amendment – Required Changes	None	First discussion at 11/27 PC meeting. Halle to review needed changes.	Identify who will complete what.
4. Aquifer Protection Overlay District	Language as existing was formatted into the bylaws.	Awaiting review by PC. Waiting on CAI to add layer to zoning map.	Review language and map.
5. Zoning Bylaws Amendment – PUD Review	Table by district was added and some language changes.	Awaiting review by PC. Further changes will be necessary.	Review LUA’s changes, discuss further. Once finalized, warn bylaw amendment hearing.

- 7 PUBLIC HEARING – Town Plan Amendment – Energy Section: Review Annette Smith’s comments.**

The Planning Commission discussed Annette Smith’s correspondence regarding the [Energy Section](#) of the Town Plan. The Commission discussed the language in the document. Changes were made where the Commission deemed appropriate.

The Land Use Administrator will render a final draft with the potentiality of being adopted at the next Planning Commission meeting on November 27, 2023.

Motion: To continue the hearing for the Town Plan Amendment – Energy Section to November 27, 2023 at 6:30pm.

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

Vote: All in Favor

8 Zoning Bylaw Amendment – PUD Review: Review Rev. 6 – 2023.11.08
The Chair allotted a 30 minute limit for the conversation.

The Land Use Administrator presented a chart about the Standards for Residential PUDs (below). He went over some of the changes he had made and the rationale for these changes. The Committee discussed set-backs and lot sizes at length. When the 30 minutes had expired, the Land Use Administrator requested five more minutes on the topic.

Motion: To extend the topic for 5 minutes.

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

Vote: All in Favor

The Land Use Administrator presented briefly two changes he had made to two lines in the General Standards and his rationale.

5.4.6 Standards for Residential PUDs

After a duly-warned public hearing (per Section 6.3), simultaneously with subdivision approval, and subject to the standards and conditions set forth in this section, the Planning Commission may modify the zoning district regulations for the proposed PUD as to the following requirements only:

	Village, Hamlet Districts	Rural Residential Districts	Conservation District
Minimum Lot Size	None	None	None
Density	1 unit/0.5 acres	1 unit/ 1 acre	1 unit/5 acres
Affordable housing density bonus	1 unit/0.3 acres	1 unit/ 0.75 acres	Maximum of 5 additional units
Perimeter setbacks	Front: 40' Side: 10'	Front: 40' Side:40'	Shall not be prominently visible from abutting land and shall be screened from road.
Internal setbacks	None	None	None
Maximum height	35' (to top floor window?)	35'	35'
Open Space Requirement	Remainder to be designated as open space or to be developed for communal use for recreation, or to remain as open space.	Remainder to be designated as open space or may develop up to 2 acres for communal use for recreation.	Remainder to be conserved by deeded easement held by _____. To remain as open space only to allow for forest and agricultural uses.

**9 Zoning Bylaw Amendment – Groundwater Protection Overlay District:
Review Rev. 1 – 2023.11.08**

The Commission is waiting on the maps from MARC. The Commission agreed to put this item on the January 8, 2024 meeting agenda.

**10 Zoning Bylaw Discussion – Airport District & Private Airstrip
Regulations**

The Commission discussed the implications of not having specific regulations regarding air travel in Weathersfield. As an example, Mr. Bosenburg shared the [Town of Cavendish Municipal Ordinance](#) on Prohibiting the Construction and/or Operation of Aircraft Take-Off and Landing Facilities within the Town of Cavendish.

Motion: To consider the proposed bylaw amendment to include “Helipads and Private Landing Strips are prohibited” at the next meeting.

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

Vote: All in Favor

11 Discussion of Items for Future Agendas

- Affordable Housing
- Short Term Rentals
- Landlord Rights and Tenant Rights
- Small lots and setbacks
- Airstrip Regulations/Airport District
- Otter Creek Feasibility Study Update

12 Any other business that can be legally discussed

None.

13 Adjourn

Motion: To adjourn the meeting.

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

Vote: All in favor

The meeting adjourned at 8:47pm.

Respectfully submitted,
Nichole Gagnon

The next regularly scheduled meeting of the Planning Commission will be Monday, November 27, 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

