

Planning Commission
Martin Memorial Hall
5259 Route 5, Ascutney VT
Monday, January 22, 2024
6:30 PM
REGULAR MEETING
Final Minutes

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

Ryan Gumbart, Land Use Administrator

Others Present:

Halle Abuayyash (remote)		

- 1 Call to Order**
Mr. Bublat called the meeting to order at 6:30pm.
- 2 Agenda Review**
No changes suggested.
- 3 Comments from the Chair and Land Use Administrator**
The Chair invited comments, Mr. Gumbart informed the Commission that Mr. DeBartolo – withdrew his application for a 2-lot subdivision.. Mr. Todd highlighted the importance of keeping accurate records for future reference. No other comments were added.
- 4 Comment from citizens regarding items not on the agenda**
There were no comments from citizens on agenda items.
- 5 Approval of Meeting Minutes: December 11, 2023 & January 8, 2024**

Motion: To approve the January 8, 2024 minutes with corrections as needed.
Discussion: Mr. Bosenberg suggested adding or making reference to the Aquifer Overlay Map in the minutes.
Made by: Mr. Todd **Second:** Mr. Bosenberg
Vote: All in Favor
The January 8, 2024, minutes as amended were approved unanimously.

Motion: To table the December 11, 2023 minutes until the next meeting.

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

Vote: All in Favor

The December 11, 2023, minutes were deferred due to technical issues.

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PUBLIC HEARING – Habitat for Humanity PUD Project:

The Habitat for Humanity requested an extension on their hearing date to allow for more time to complete their site plans.

Motion: To continue the hearing to April 8, 2024 at 6:30 PM.

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

Vote: All in Favor

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Planning Commission Project Review – Review table of ongoing projects

The Land Use Administrator gave a presentation on the Planning Commission Projects. The discussion focused on various ongoing projects and town plan amendments. The commission examined updates on zoning issues and PUD reviews. Key topics included the town plan amendment energy section, where an update was anticipated, and the status of the PUD review. New items discussed were the dwellings over commercial and industrial businesses and the lots set-backs and offset strips. The energy section was awaiting a hearing date at the Select Board, and discussions about private airstrips and helipads were also mentioned, pending the town manager's return for scheduling. The commission emphasized the importance of staying up-to-date and informed on these projects for effective planning and implementation.



- 8 Zoning Bylaws Amendment – Dwellings over Commercial/Industrial Uses:**
The discussion on the Zoning Bylaws Amendment for allowing dwellings over commercial/industrial uses focused on the practicality and regulatory aspects of such changes. The commission considered the implications of this amendment on existing zoning rules and the potential benefits and challenges it could bring. This item was in the early stages of discussion, with emphasis on understanding the broader impact and how it would fit into the existing urban landscape. The commission aimed to explore various perspectives and gather more information before moving forward with any decisions.
- 9 Zoning Bylaws Amendment - Lot setbacks in all districts**
The board discussed the purpose of setbacks and how to apply them appropriately. The discussion continued to topics including minimum lot sizes, PUDs, and problems/solutions to ineffective zoning regulations. The board resolved that improvements to the PUD regulations and review procedures are a good starting point for allowing greater flexibility in development while maintaining the ability to protect the valuable resources described in the Town Plan.
- 10 Discussion of Items for Future Agendas**
The commission discussed potential topics for future agendas. This included examining ways to streamline processes and improve regulations, particularly with a focus on practical and efficient town planning strategies. There was an emphasis on the importance of ongoing project review and the need to stay ahead of challenges. Mr. Bosenberg asked the board about the cell towers regulations under Wireless Communications Facilities. The board agreed it would be helpful if Brian prepared some education information and suggestions for the section.
- 11 Any other business that can be legally discussed:**
The board discussed how they can assist Ms. Abuayyash and Mr. Gumbart in progressing these items as their workload does not allow much time for work on the bylaws. It was agreed that they will work on writing language during the meetings to help progress the changes.
- 12 Adjourn**
Motion: To adjourn the meeting.
Made by: Mr. Beach **Second:** Mr. Todd
Vote: All in favor
- The meeting adjourned at 8:30pm.
- Respectfully submitted,

The next regularly scheduled meeting of the Planning Commission will be Monday, February 12, 2024 - 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