



TOWN OF WEATHERSFIELD

LAND USE ADMINISTRATOR'S OFFICE

(802) 674-2626

P.O. BOX 550 ASCUTNEY, VT 05030

landuse@weathersfield.org

Planning Commission Agenda

Martin Memorial Hall – 5259 Route 5, Ascutney, Vermont 05030

Monday, 23 November 2020 – 7:00 PM

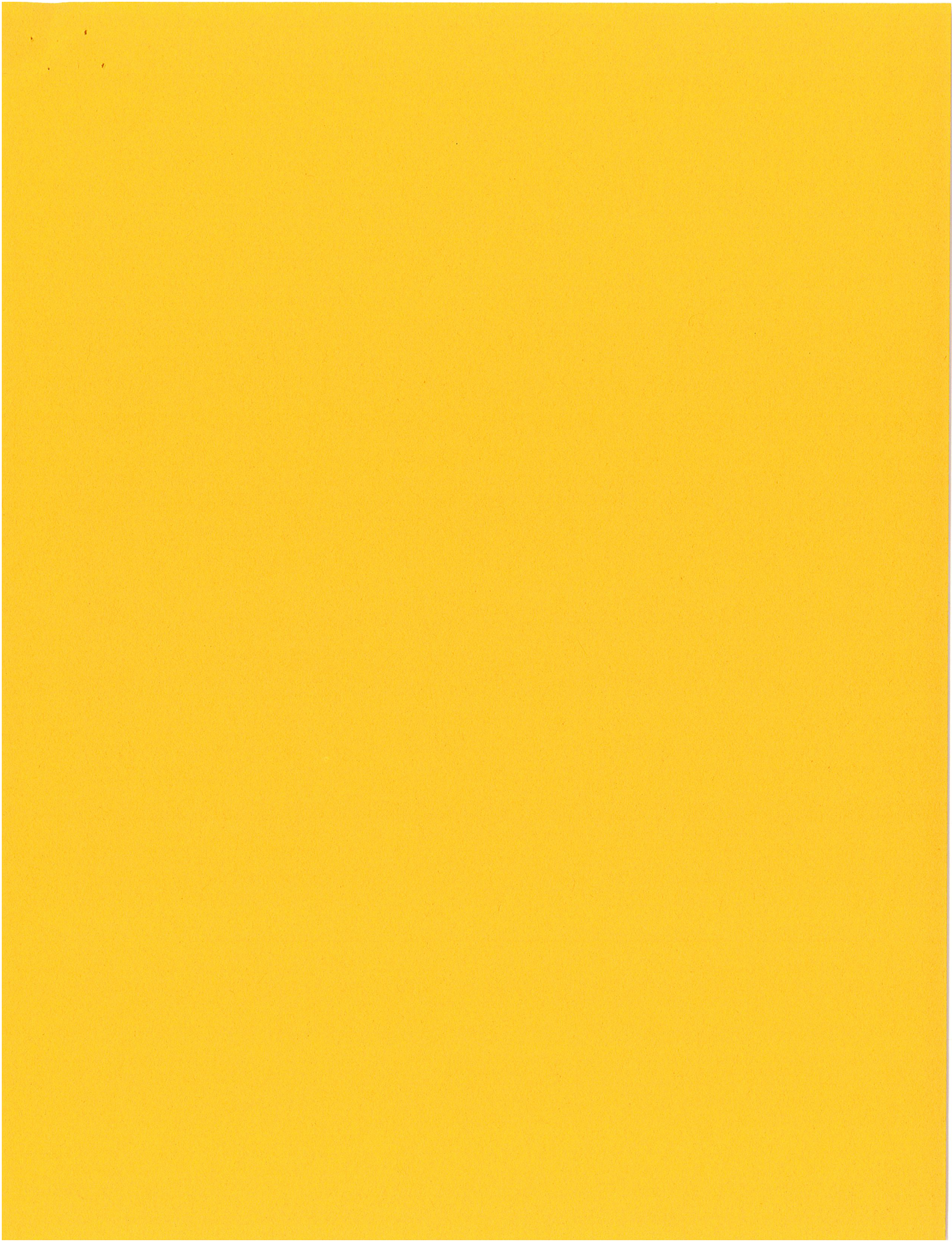
-
1. Call to Order
 2. Agenda Review – 23 November 2020
 3. Comments from the Chair and Land Use Administrator
 4. Comment from Citizens regarding items not on the agenda
 5. Approval of Meeting Minutes – 26 October 2020
 6. Hearing for Drumlin Road Subdivision – Gary Brown (continued)
 7. Site Plan Review for Crown Point Country Club Subdivision
 8. Town Manager - Discussion on Economic Development and Future vision for the Town
 9. Changes to the Zoning Map
 10. Discussion of Items for Future Agendas
 11. Any other business that can be legally discussed
 12. Adjourn

The next regularly scheduled meeting of the Planning Commission will be **Monday, December 14, 2020 - 7 PM**, Martin Memorial Hall.

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/841114565>

You can also dial in using your phone: United States: +1 (571) 317-3122; Access Code: 841-114-565





1 Planning Commission
2 Martin Memorial Hall
3 5259 Route 5, Ascutney VT
4 DRAFT Planning Commission Meeting Minutes
5 Monday October 26, 2020 7:00 PM
6

7 Planning Commission Members Present:

8 Paul Tillman
9 Fred Kowalik
10 Howard Beach
11 Michael Todd
12 Tyler Harwell
13 Chris Whidden, Zoning Administrator
14

15 Online Attendees: Nikita Lenihan

16 Attendees:

17 1.) Call to Order by Chair, Paul Tillman at 7:00 pm
18

19 2.) Agenda Review – October 26, 2020
20

21 Paul Tillman noted that #9 Discussion and consider a vote re: Full – Time Lane Use
22 Administrator will go to executive session at the end of the meeting.
23

24 3.) Comments from Chair and Land Use Administrator
25

26 Paul Tillman and Chris Whidden attended an online VLTC seminar which was very informative.
27

28 Chris Whidden noted that the bylaws from the 10/19/20 meeting went forward to the Select
29 board. One of the concerns from the Select board is the Home-Based Business bylaw.
30

31 Paul Tillman discussed an issue regarding cars going to properties in town, taking pictures with
32 no ID on the car or on their person. Chris Whidden said that when he goes out to someone's
33 house, he does have an ID that he wears as well business cards for when he is out.
34

35 Paul Tillman handed out a new Plat Checklist he created for review by the Planning Commission.
36

37 Chris Whidden has reached out to Jason Rasmeussen regarding the Town map. Jason will follow
38 up, but as of the date and time of the meeting, Chris has not heard back from him.
39

40 Paul Tillman wrote up the Carl Wyman subdivision decision for Planning Commission to sign.
41 He noted that the sidewalks will not be required.
42

43 Chris Whidden made the Planning Commission aware that the zoning fee amendments that were
44 discussed in the last meeting are on the agenda for the next Select board meeting.
45

There is a new subdivision application for Crown Point Country Club. Planning Commission will need to set a hearing date.

Signatures are needed for all previous Planning Commission Meeting Minutes. A packet was provided for the Planning Commission to sign at the end of the meeting.

4.) Comments from Citizens regarding items not on agenda.

No comments from Citizens.

Paul Tillman asked to move #5 – Approval of Meeting Minutes from 10-12-20 to #6. Planning Commission was in agreement.

5.) Hearing for Zoning Bylaws Update 7:15 pm –

Paul Tillman, Chair opened the hearing for the zoning bylaws at 7:17 pm.

NOTICE OF PUBLIC HEARING

In accordance with the provisions of 24 V.S.A. §§ 4441(d) and 4444, the Planning Commission for the Town of Weathersfield, Vermont, will hold a public hearing on Monday, October 26, 2020, at 7:15 P.M., in the Weathersfield Town Office, at 5259 Route 5 in Ascutney, Vermont, to hear public comments on the adoption of the following bylaws:

- (1) Habitat Areas – Section 3.2.4
- (2) Renewable Energy Production – Section 4.11
- (3) Renewable Energy Systems – Section 4.20
- (4) Definitions – Section 4.20.1
- (5) Small-scale Renewable Energy Systems – Section 4.20.2
- (6) Large-scale Renewable Energy Systems – Section 4.20.3
- (7) General Standards – Section 4.20.4
- (8) Variances for Renewable Energy Structures – Section 6.10.2
- (9) Definitions – including:
 - a. Building Height
 - b. Structure Height
 - c. Structure
 - d. Building
 - e. Minor Structures
- (10) Compliance with State and Federal law

Statement of Purpose

The Planning Commission is proposing the above listed bylaws in order to better achieve the objectives in the 2017 Weathersfield Town Plan, and revitalize the village centers in Ascutney and Perkinsville, areas that have been identified in the Plan as growth centers.

Geographic Areas Affected

The entire Town of Weathersfield is affected by this amendment.

Sections Headings

Amendment and adoption of the foregoing Bylaws. See Sections listed above.

Persons wishing to be heard may do so in person, be represented by an agent, or may file written comments with the Planning Commission prior to the hearing.

Dated at Town of Weathersfield, Windsor County, State of Vermont, this 14th day of September 2020.

Paul Tillman, Chair
Weathersfield Planning Commission

Chris Whidden and all members of the Planning Commission have not received anything regarding these bylaws.

Hearing no comments, Paul Tillman closed the hearing at 7:21 pm.

Michael Todd made a motion to approve the zoning bylaws are presented.

Tyler Harwell – 2nd

Discussion – update the zoning bylaw report

Vote – Unanimous

6.) Approval of Meeting Minutes 10-12-20

Michael Todd made motion to approve minutes from 10-12-20 with added pages

Tyler Harwell - 2nd

No Discussion

Vote – unanimous

7.) Discussion and consider a vote re: Zoning Fee Schedule update for Select Board consideration and review.

Michael Todd made a motion to approve the Zoning Fee Schedule and forward to the Select board for review.

Tyler Harwell – 2nd

No Discussion

Vote - unanimous

123
124
125 8.) Hearing for Drumlin Road Subdivision – Gary Brown
126

127 Mr. Brown was not present at the meeting and as of the time of this meeting, Chris Whidden had
128 not received any other information regarding the subdivision.
129

130 Michael Todd made a motion to continue the Drumlin Road subdivision to the Planning
131 Commission meeting on 11/9/20.

132 Howard Beach – 2nd

133 No discussion

134 Vote - unanimous
135

136 9.) Discussion and consider a vote re: Full Time Land Use Administrator – moved to Executive
137 Session.
138

139 Paul Tillman, Chair asked to move #11 Discussion of Items for Future Agendas to #10 and #10,
140 Changes to the Zoning Map to #11.
141

142 10.) Discussion of Items for Future Agendas
143

144 Subdivision application for Crown Point Country Club
145

146 Michael Todd made a motion for a hearing for the Crown Point Country Club subdivision on 11-
147 23-20.

148 Howard Beach – 2nd

149 No discussion

150 Vote - unanimous
151

152 11.) Changes to the Zoning Map

153 a. Review designations and boundaries for – tabled for another meeting

154 i. Hamlets

155 ii. Highway Commercial

156 iii. Industrial
157

158 Continued discussion on the zoning map.
159

160 12.) Any other business that can be legally discussed
161

162 None
163
164

165 13.)Executive Session – Personnel

166
167 Michael Todd made a motion to go into Executive Session at 8:50 pm. Chris Whidden was
168 invited to join Executive Session.

169 Howard Beach – 2nd

170 No discussion

171 Vote – unanimous

172
173 Executive Session ended at 9:21 pm

174
175 Tyler Harwell made a motion to accept and recommend the Planning Commission accept the
176 Town Manager's letter and authorize the Chair to sign a letter of support for the Town Manager's
177 letter.

178 Howard Beach – 2nd

179 Discussion – Tyler Harwell would like to send both letter with the Planning Commission
180 approval.

181 Vote – unanimous

182
183 Michael Todd made a motion to adopt the Planning Commission recommendation letter signed
184 individually by Planning Commission members.

185 Howard Beach – 2nd

186 No discussion

187 Vote - unanimous

188
189 14.) Adjourn

190 Howard Beach made a motion to adjourn the meeting.

191 Fred Kowalik – 2nd

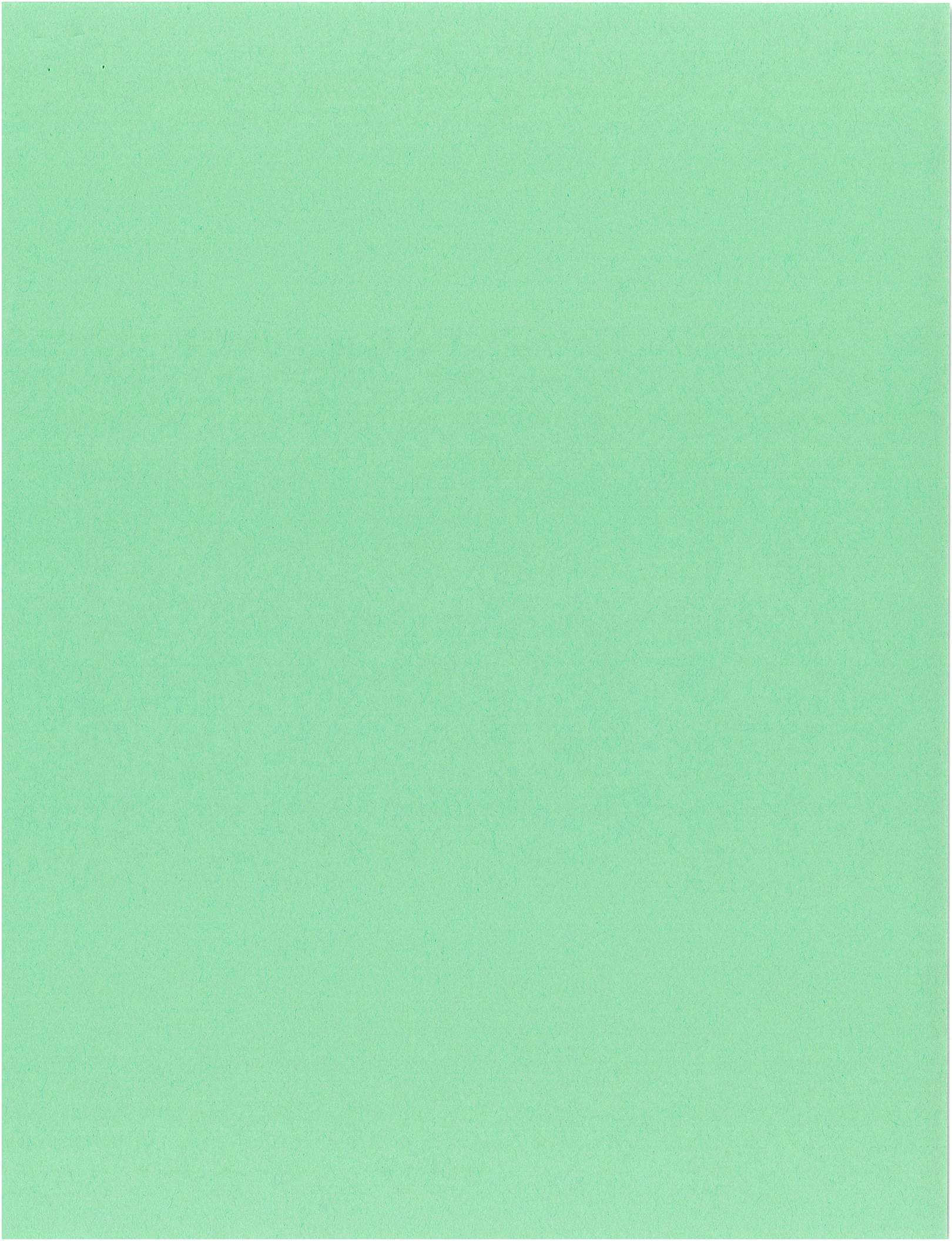
192 No discussion

193 Vote - unanimous

194 Meeting adjourned at 9:25 PM

195 Next Planning Commission Meeting is scheduled for Monday November 9, 2020 at 7:00 pm at
196 Martin Memorial Hall.

197
198 Respectfully,
199 Chauncie Tillman
200 Recording Secretary





TOWN OF WEATHERSFIELD

OFFICE OF THE LAND USE ADMINISTRATOR

(802)674-2626

P.O. BOX 550 ASCUTNEY, VT 05030

landuse@weathersfield.org

MEMORANDUM

TO: Weathersfield Planning Commission
FROM: Chris Whidden, Esq., Land Use Administrator
DATE: 11/9/2020
RE: Crown Point Subdivision Sketch Plan Review

I am in receipt of Crown Point's subdivision application and proposed plat map for the parcel at 2 Weathersfield Center Road and have reviewed Crown Point's submission in accordance with the Weathersfield Subdivision Regulations and the Final Plat Checklist for parcel 12-00-52. The results of this review are as follows.

Crown Point proposes to subdivide the current 85.6-acre parcel into two smaller parcels: Lot 1 with 72.39 acres, and Lot 2 with 13.21 acres. The plat map contains all items checked on the attached checklist. The parcel is in a C-10 zoned district, and there are no elevation changes significant enough to warrant elevation contours. No buildings are present on the proposed subdivision. Further, there are no wetlands, flood plains, deer wintering areas, historical districts, nor wildlife present that would inhibit the proposed development of this parcel. There is no Act 250 permit required because this is not a commercial project, and there are only 2 lots being created as opposed to the 10 lots that would trigger an Act 250 permit requirement. The proposed use of Lot 2 is to construct a single-family dwelling, which is permitted in a C-10 district. Lot 1's use would not change. There have not been any wastewater permits issued for the proposed parcel, but the applicant indicates that the applicant will apply for one once the parcel is sold.



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However, there are Prime Ag Soils that are located within the proposed subdivision. Parcel 1 would contain Statewide, Prime, and Statewide B soils. Lot 2 would contain Statewide, Statewide B, and possible Prime soils. See attached Natural Resources Atlas Map, prepared by the Vermont Agency of Natural Resources. These soils are not located on the plat map submitted by the applicant.

All fees associated with this subdivision application have been satisfied, and abutting property owners have been notified via USPS (see attached receipt and notice of hearing). There is a public hearing scheduled for November 23, 2020 at 7:15 PM, and notice of this hearing has been posted as of November 4, 2020.

If there are any further questions or concerns regarding this subdivision application, you can contact the Land Use Administrator at landuse@weathersfield.org or by calling the Town office at (802) 674-2626.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Whidden", is written over a horizontal line.

Chris Whidden, Esq.
Land Use Administrator

Town of Weathersfield

Subdivision Application

Town of Weathersfield, ATTN: Land Use Administrator, P.O. Box 550, Ascutney, VT 05030
(802) 674-2626 | landuse@weathersfield.org

| Property Information | |
|--------------------------------|-----------------------------------|
| Address | <u>2 WEATHERSFIELD CTR RD</u> |
| Town, State, Zip | <u>WEATHERSFIELD, VT 05156</u> |
| Parcel ID & Zoning District | <u>120052</u> |
| Lot Size (acres) | <u>13.21 + 73</u> |
| Road Frontage (ft) | <u>993' ON THE 13.21 A PARCEL</u> |
| Existing Principal Use of Land | <u>GOLF COURSE & FOREST</u> |

| Applicant | |
|------------------|--------------------------------|
| Name(s) | <u>GARY RAPANOTTI</u> |
| Name(s) | |
| Mailing Address | <u>PO BOX 828</u> |
| Town, State, Zip | <u>SPRFLD, VT 05156</u> |
| Telephone # | <u>802-875-5000</u> |
| Mobile # | <u>802-289-1685</u> |
| E-mail Address | <u>SURVEYOR@VERMONTTEL.NET</u> |

| Subdivision Details | |
|---|------------------------|
| Total Number of Parcels to be Created: <u>2</u> | |
| Parcel 1: _____ acres | Parcel 7: _____ acres |
| Parcel 2: <u>13.21</u> acres | Parcel 8: _____ acres |
| Parcel 3: <u>73</u> acres | Parcel 9: _____ acres |
| Parcel 4: _____ acres | Parcel 10: _____ acres |
| Parcel 5: _____ acres | Parcel 11: _____ acres |
| Parcel 6: _____ acres | Parcel 12: _____ acres |
| If more than 12 parcels, attach information on separate sheet | |
| Landowner (if different) | |

| | |
|------------------|---------------------------------|
| Name(s) | <u>CROWN POINT COUNTRY CLUB</u> |
| Name(s) | <u>inc</u> |
| Mailing Address | <u>PO BOX 413</u> |
| Town, State, Zip | <u>SPRINGFIELD, VT 05156</u> |
| Telephone # | |
| Mobile # | |
| E-mail Address | |

Road Access Information – by Parcel

| | EXISTING | | | NON-EXISTING | | |
|------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | State | Local | Easement/Right-of-way | State | Local | Easement/Right-of-way |
| Parcel 1: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parcel 2: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parcel 3: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parcel 4: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parcel 5: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parcel 6: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parcel 7: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parcel 8: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parcel 9: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parcel 10: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parcel 11: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parcel 12: | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Permit Details – by Agency (if multiple, list all)

Wastewater Permit # : WILL APPLY ONCE TRANSACTION IS COMPLETE
(ALWAYS applicable, call Regional Permit Specialist, (802) 279-4747 or john.fay@vermont.gov)

Act 250 Permit # : N/A
(If applicable, call Act 250 District Coordinator, (802) 289-0597 or stephanie.gile@vermont.gov)

Is the subdivision for ten lots or more, or cumulatively ten lots of more in a five year period? ☐ Yes ☒ No

If yes, you must obtain an Act 250 permit for the subdivision. Contact Stephanie Gile, Natural Resources Board, Act 250 District Coordinator, District 2 at stephanie.gile@vermont.gov or (802) 289-0597

Description

In the space provided below, please provide a description of how the proposed subdivision will likely reflect the district settlement pattern where it is located (see Section 330 of the Subdivision Regulations for district settlement pattern descriptions), and how the proposed subdivision will reflect the goals and objectives set forth in the Town Plan, with particular emphasis on the Land Use section. If additional space is required, attach additional sheets to this page.

PLANNED USE IS RESIDENTIAL, 1 HOUSE
MEETS GOALS OF TOWN PLAN


Landowner & Applicant Acknowledgements

By signing this form, the landowner(s) and applicant(s) described in this application (and their agents, assigns, and successors in interest) hereby apply for a permit to develop the project described in this application and accept the following:

- ◆ Applications will not be considered properly filed and vested for rights to review under any applicable laws until fees are paid in full and all items necessary to determine compliance with this bylaw are complete and submitted;
- ◆ Vermont law allows the Land Use Administrator 30 days to act on this application;
- ◆ All submissions are public record available for inspection and copy;
- ◆ All representations made in this application and the materials accompanying it are true and accurate to the best of my knowledge. Omission or misstatement of any material fact on this application (which would warrant refusing the permit or approval) shall be grounds for revoking the permit or approval;
- ◆ Private agreements (such as covenants, deed restrictions and easements) may apply, be more or less restrictive than Weathersfield's bylaws and may affect this project. By signing, I acknowledge that it is my responsibility to disclose and comply with these agreements;
- ◆ State and Federal regulations may apply, be more or less restrictive than Weathersfield's bylaws, and may affect this project. By signing, I acknowledge that it is my responsibility to obtain all required State and Federal permits;
- ◆ No development or work may commence until receipt of all applicable permits and approvals;
- ◆ If this application is approved, I must post the Zoning Permit within view of the public right-of-way most nearly adjacent to the subject property until the period in which an appeal may be filed has expired; and
- ◆ Reasonable access to the subject property is to be granted to the Land Use Administrator, Planning Commission, designees, and the Listers Office for the purpose of establishing compliance with this permit and for the purpose of determining what, if any consequence the development will have on the property's assessment.


Landowner Signature

Date ____/____/____

 FOR
CELE, INC

Applicant Signature

Date 10/22/20



Town of Weathersfield

Final Plat Checklist

Plat/Mapping and Document Requirements (include all applicable):

- ☒ Subdivision name/Title
- ☒ Municipality name
- ☒ Name and address of landowner
- ☒ Name and address of applicant
- ☒ Date, north arrow, legend
- ☒ Preparer information
- ☒ Revision dates
- ☒ Certifications
- ☒ Scale (not greater than 1 inch = 200 feet unless waived for large parcels)
- ☒ Surveyed project boundaries
- ☒ Surveyed property lines
- ☒ Zoning district designations and boundaries
- ☐ Existing elevations (contour lines at 5 foot intervals within 100 feet of any development)
- ☐ Proposed elevations (contour lines at 5 foot intervals within 100 feet of any development)
- ☐ Supplemental drawings (road profiles, intersection, parking areas)
- ☐ State permits & documents (wastewater, Act 250, Project Review Sheet)
- ☐ Existing and proposed traffic generation rates and volumes
- ☐ Easements (including water, wastewater)
- ☐ Deed reference, tax map reference, deed restrictions
- ☐ If applicable, homeowner/tenant association agreements

Surveyed existing:

- ☐ Lot lines
- ☐ Dimensions
- ☐ Parcel numbers
- ☐ Lot numbers

Surveyed proposed:

- ☒ Lot lines
- ☒ Dimensions
- ☐ Parcel numbers
- ☒ Lot numbers

Adjoining:

- ☐ Land uses
- ☐ Subdivisions
- ☒ Roads
- ☐ Drainage and utilities (including location and size of culverts and water and sewer mains)

Specific boundaries of the following development limitation areas, including:

- ☐ slopes with a gradient of 25% or greater
- ☐ deer wintering habitat areas
- ☐ rare plant and animal communities
- ☐ historic sites and features (e.g. cellar holes, stone walls)
- ☐ flood hazard areas
- ☐ surface waters
- ☐ wetlands and associated buffers
- ☐ scenic vistas
- ☐ prime agricultural soils
- ☐ statewide significant agricultural soils

The Planning Commission may require additional information depending upon the scope and location of the proposed subdivision, including but not limited to the following:

- ☐ Stormwater management plans
- ☐ Erosion control plans
- ☐ Grading plans (showing proposed areas of cut and fill)
- ☐ Traffic impact analysis (current and proposed traffic volumes, capacities, levels of service, proposed improvements)
- ☐ Open space management plan
- ☐ Visual impact analysis and mitigation plan
- ☐ Master plan for large subdivisions or subdivisions of large parcels
- ☐ Fiscal impact analysis (analysis of financial costs and benefits to the Town)
- ☐ Other information or studies necessary for the Commission to conduct a comprehensive review

Town of Weathersfield

Date: 10/27/2020 Time: 11:13:12

Clerk: OSavage

Account: 120052

Name: CROWN POINT COUNTRY CLUB INC

Comments:

| Description | Amount |
|----------------|--------|
| Land Records | 10.00 |
| Land Records | 3.00 |
| Land Records | 2.00 |
| Zoning Permits | 385.00 |

TOTAL 400.00

Check Number: 5687

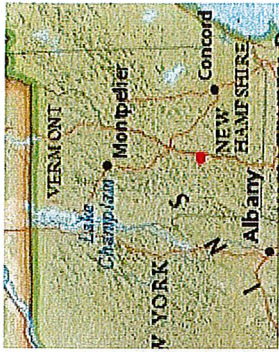
Thank you



Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov



1: 9,739
November 9, 2020

495.0 0 248.00 495.0 Meters
1" = 812 Ft. 1cm = 97 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

LEGEND

Soils - Prime Agricultural

Local

Local (b)

Not rated

Prime

Prime (b)

Prime (f)

Statewide

Statewide (a)

Statewide (b)

Statewide (c)

Private Wells

Incorrectly Located

GPS Located

Screen Digitized

E911 Address Matched

Welldriller/Clarion

Unknown Location Method

Public Water Sources

Active

Proposed

Inactive

Groundwater Interference

Other

Drilled Bedrock, Interference Report

Drilled Bedrock, No Interference

Drilled gravel, Interference Report

Drilled gravel, No Interference

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

Other

NOTES

Map created using ANR's Natural Resources Atlas



Property Card: 0 WEATHERSFIELD CENTER ROAD
Weathersfield, VT

NO PHOTO
AVAILABLE

Parcel ID: 12-00-52.000

Owner: CROWN POINT COUNTRY CLUB INC

Co-Owner:

Mailing Address:

PO BOX 413

SPRINGFIELD, VT 05156-0413

Property Description: LAND & BUILDINGS

Book / Page: /

Date Transfer Recorded:

Status: A

SPAN: 705-224-10374

Category: C

Total Acres: 85.6

Real Value: \$405,700

Land Value: \$198,700

Building Value: \$207,000

Homestead Value: \$0

Housesite Value: \$0



11/9/2020

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

Page 1 of 1

Town of Weathersfield

Public Hearing Notice

A public hearing is hereby warned for the following application:

Address: 2 Weathersfield Ctr. Rd.

Applicant: Crown Point Country Club

Project Description: _____

Subdivision of parcel into 2 parcels.

Public Hearing scheduled for:

Date 11/23/20 *Time* 7:15 PM

Location: Weathersfield Town Office, 5259 Route 5, Ascutney

Purpose of Hearing: Subdivision

Municipal Panel: Planning Commission

Site Visit scheduled for: N/A

Date: *Time:*

Gary Rapanotti

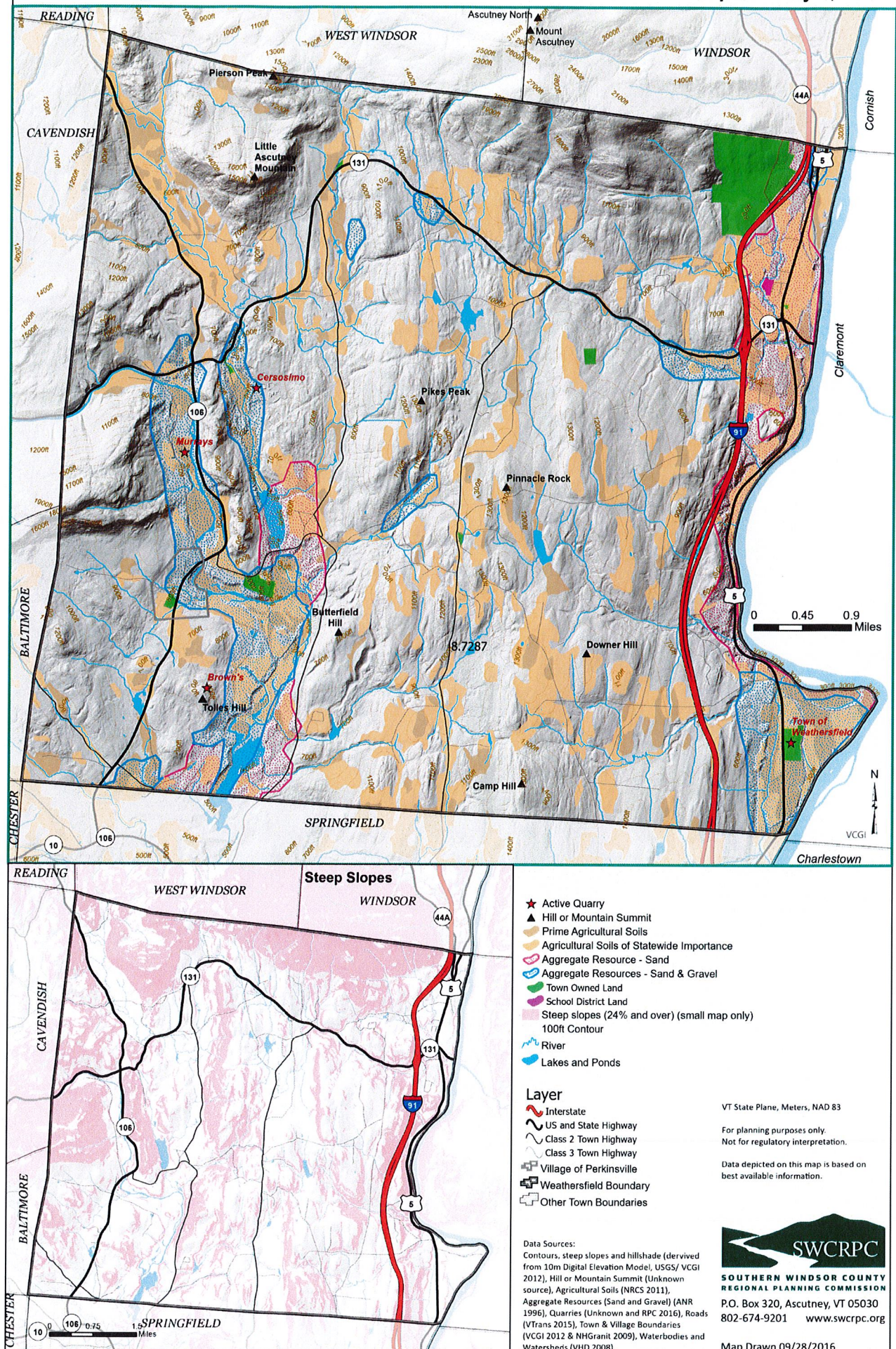
From: "Peter Annis" <annis.peter48@yahoo.com>
Date: Tuesday, September 29, 2020 6:33 PM
To: <surveyor@vermontel.net>
Cc: "Andrew Courchesne" <acourchesne@arcmech.com>
Subject: CPCC subdivision

Gary on behave of Crown Point Country Club I give you permission to represent Crown Point in the development of the subdivision.

Sincerely,
Peter Annis
President CPCC

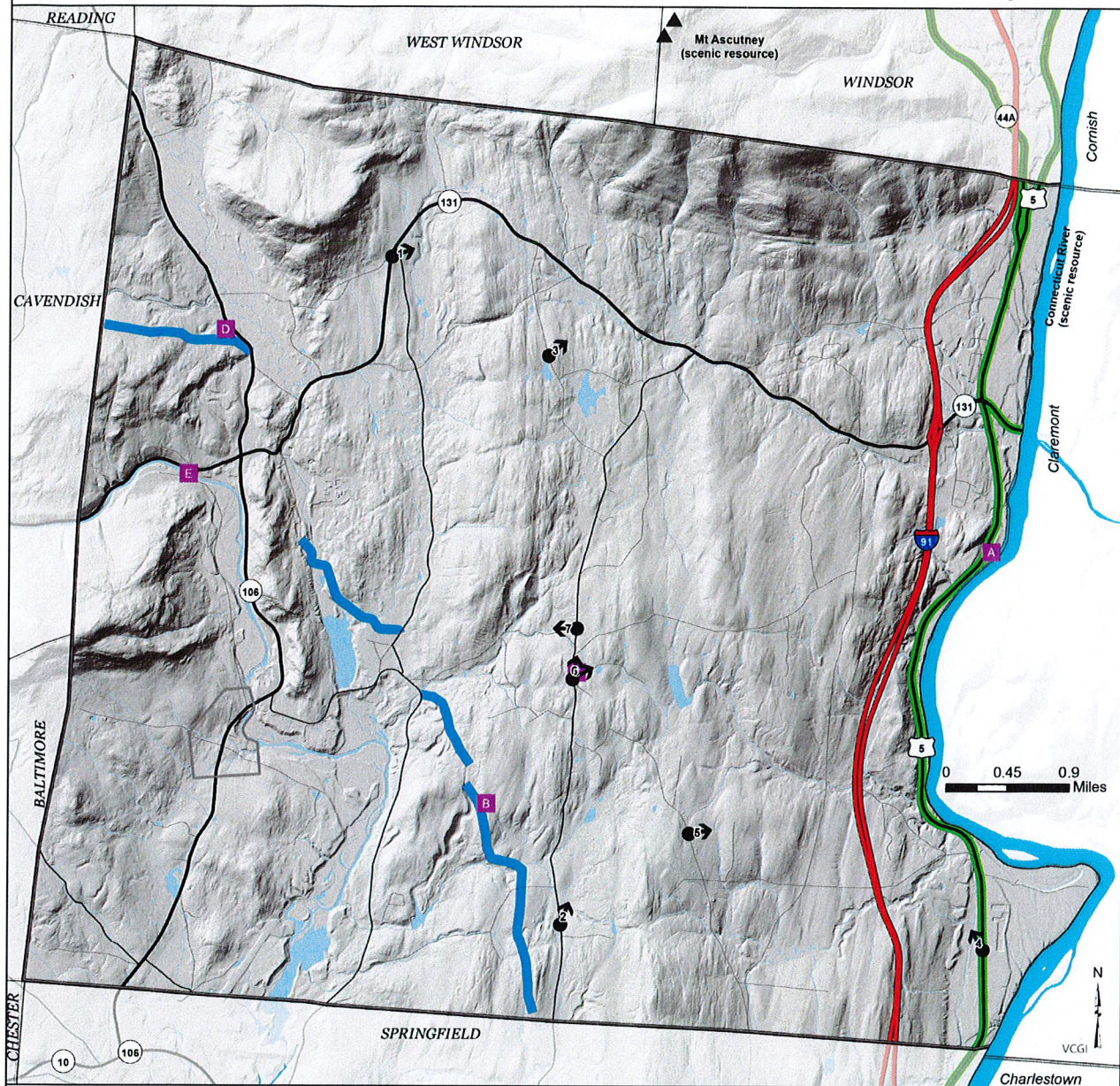
Sent from my iPhone

10/23/2020



Town of Weathersfield, Vermont
Town Plan Update 2017

Historic and Scenic Resources Map
Adopted: May 1, 2017



Priority Scenic View

| ID | Notes |
|----|---|
| 1 | View of Mount Ascutney from VT-131 near Joe Stoughton House |
| 2 | View of Mount Ascutney from Weathersfield Center Road north of the townline |
| 3 | View of Mount Ascutney from Gravelin Road |
| 4 | View of Mount Ascutney from US-5 in the Bow |
| 5 | Views east from Skyline Drive at the height of the land |
| 6 | View of Weathersfield Center Church and Grove |
| 7 | Views west from Weathersfield Center Road near former Hunter Residence |

Site on the National Register of Historic Places

| ID | Name |
|----|--|
| A | Wilgus State Park |
| B | Crown Point Road |
| C | Weathersfield Center Historic District |
| D | Crown Point Road |
| E | Upper Falls Covered Bridge |

↑ Priority Scenic View

- ▲ Mount Ascutney (scenic resource)
- Site on National Register of Historic Places
- Crown Point Road (Historic Resource)
- Connecticut River Scenic Byway

- River
- Lakes and Ponds
- Interstate
- US and State Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Village of Perkinsville
- Weathersfield Boundary
- Other Town Boundaries

VT State Plane, Meters, NAD 83

For planning purposes only.
 Not for regulatory interpretation.

Data depicted on this map is based on
 best available information.

Data Sources:
 Priority Scenic View (SWCRPC 2013 draft), Site
 on National Register of Historic Places (SWCRPC
 2016 draft), Crown Point Road (VTrans 2015),
 Connecticut River Scenic Byway (VTrans 2015),
 Mt Ascutney (Unknown Source), Hillshade
 (derived from 10m Digital Elevation Model,
 USGS/ VCGI 2012), Roads (VTrans 2015),
 Town & Village Boundaries (VCGI 2012 & NHGrant
 2009), Waterbodies and Watersheds (VHD 2008).

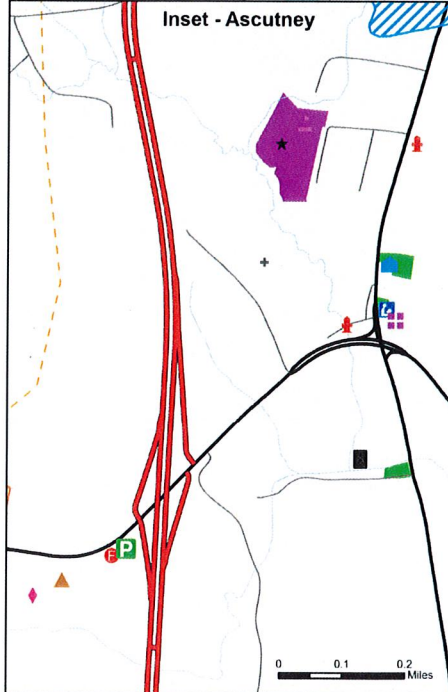
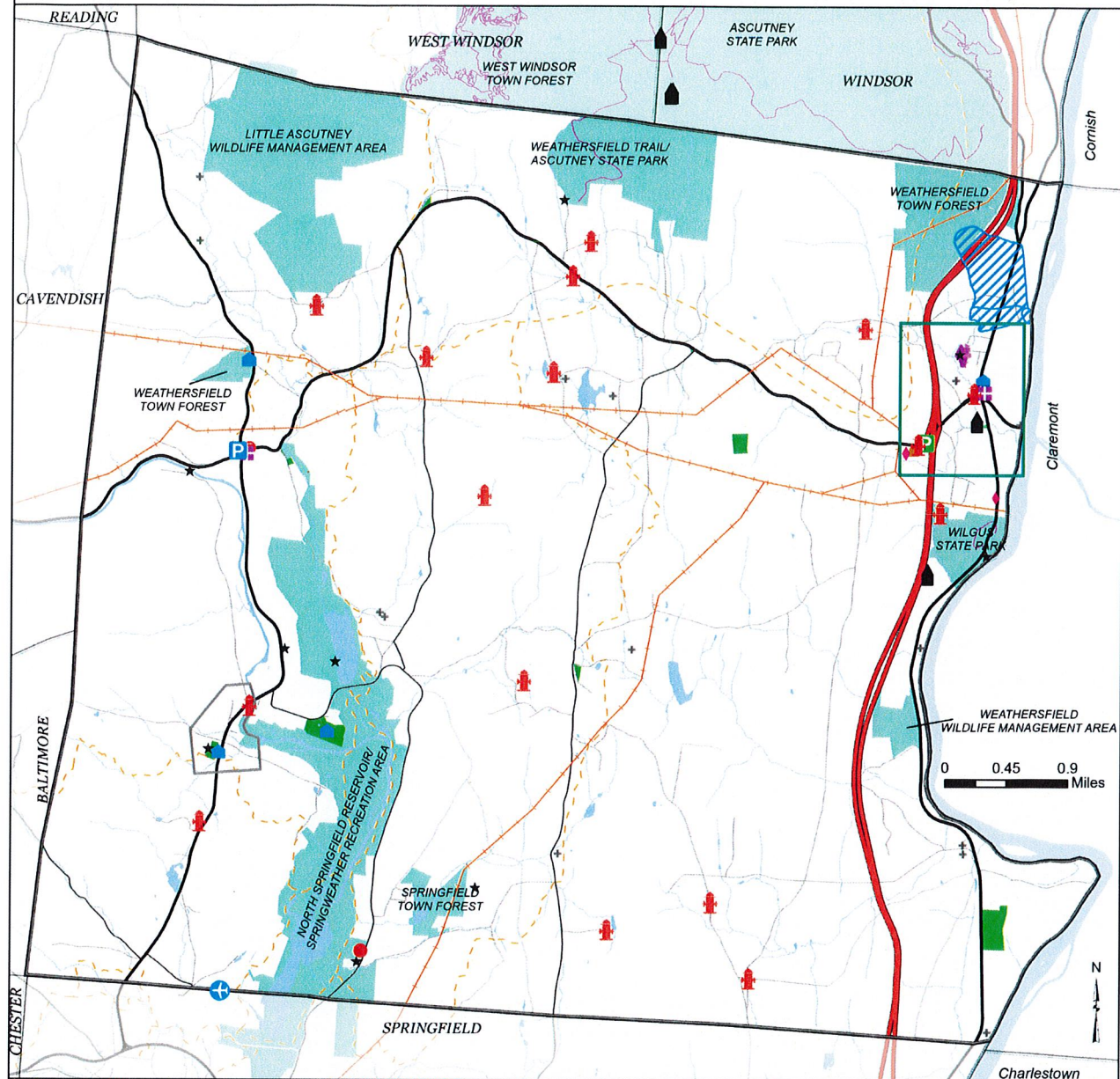


SOUTHERN WINDSOR COUNTY
REGIONAL PLANNING COMMISSION
 P.O. Box 320, Ascutney, VT 05030
 802-674-9201 www.swcrpc.org

Map Drawn 09/28/2016

Town of Weathersfield, Vermont
Town Plan Update 2017

Public Facilities and Utilities Map
Adopted: May 1, 2017



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| <ul style="list-style-type: none"> Town Offices and Facilities Library Fire Station Current School Site VTrans Garage Post Office US Army Corps of Engineers Electric Substation Recreation Site Dry Hydrant Telecommunications Tower Transmission Lines Cemetery State Airport State Park & Ride Lot Town Park & Ride Lot Interstate US and State Highway Class 2 Town Highway Class 3 Town Highway Class 4 Town Highway Hiking Trails VAST Trails | <ul style="list-style-type: none"> River Lakes and Ponds Public Water Source Public Lands Town Owned Land School District Land Village of Perkinsville Weathersfield Boundary Other Town Boundaries |
|--|--|

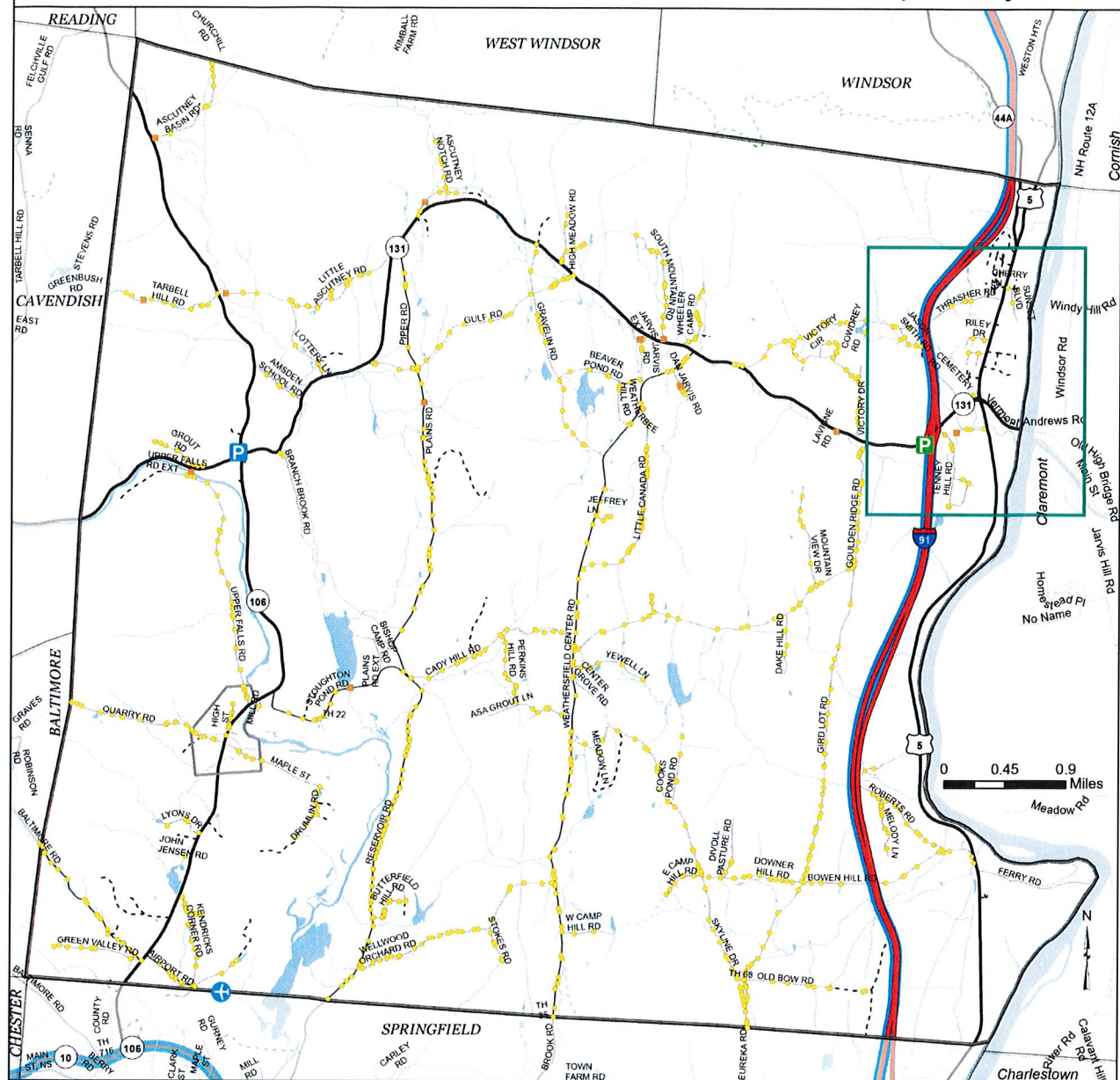
Data Sources: Roads (VTrans 2015), Town & Village Boundaries (VCGI 2012 & NHGranit 2009), Airport (VTrans 2012), Transmission Lines (VCGI 2003 & RPC 2013), Rivers and Ponds (VHD 2008), Public Lands (ANR 2012 Conserved ANR Land Units, UVM 2010 Conserved Public Lands Inventory and selection from Upper Valley Land Trust 2013), Major Buildings (E911 2013 & RPC 2013), Electric Substation (E911 2013 & RPC 2013), Hiking Trails (E911 2016), VAST Trails (E911 2012), Telecommunications Facilities (Natural Resources Board 2007 & RPC 2013), Cemeteries (VTrans 2001 & RPC 2016), Public Water Source (from Groundwater Protection Area from ANR 2011), Recreation Sites (ANR 1999 and RPC 2013), Park and Ride Lots (RPC 2013), Hydrants (E911 2016), Town Owned Land and School District Lands (Town/ RPC 2014)

VT State Plane, Meters, NAD 83
 For planning purposes only.
 Not for regulatory interpretation.
 Data depicted on this map is based on best available information.

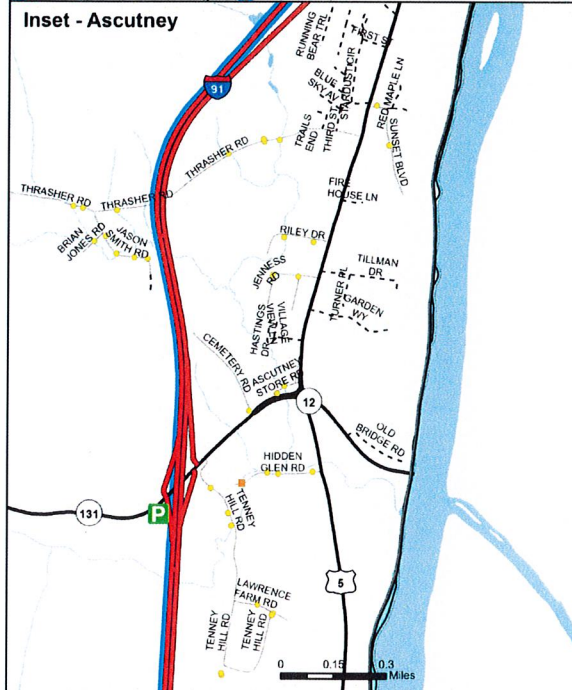
SWCRPC
SOUTHERN WINDSOR COUNTY
REGIONAL PLANNING COMMISSION
 P.O. Box 320, Ascutney, VT 05030
 802-674-9201 www.swcrpc.org
 Map Drawn 11/17/2016

Town of Weathersfield, Vermont Town Plan Update 2017

Transportation Map
Adopted: May 1, 2017



Inset - Ascutney



- Town owned bridge
- Town maintained culvert
- ✚ State Airport
- P State Park & Ride Lot
- P Town Park & Ride Lot
- Bus Route
- Interstate
- US and State Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Class 4 Town Highway
- Legal Trail
- Forest Road
- Private Road
- Road in New Hampshire
- River
- Lakes and Ponds
- Village of Perkinsville
- Weathersfield Boundary
- Other Town Boundaries

VT State Plane, Meters, NAD 83

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Note: There is no railroad in town.
There is less than 100ft of
sidewalk in Ascutney village along
US-5 near VT-131.

Data depicted on this map is based on
best available information.

Data Sources: Bridges & Culverts
(Town and SWCRPC 2014
vtculverts.org), Park and Ride Lots
(RPC 2013), Airport (VTrans 2012),
Bus Route (Windham Regional
Commission 2014), Railroad
(VTrans 2014), Roads (VTrans
2015 and NHDOT 2016), Town
& Village Boundaries (VCGI 2012
& NHGranit 2009), Rivers and
Ponds (VHD 2008).



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