



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, 13 May 2019 - 7 PM

-
1. Call to Order
 2. Agenda Review – 13 May 2019
 3. Approval of Meeting Minutes – 8 April 2019
 4. Comments from Citizens
 5. Guest Speaker(s): Norwich Solar Technologies, Inc.
 - * Proposed solar array developments at Transfer Station and Highway Garage properties
 6. Sketch Plan Review:
 - Address: 24 Cemetery Road
 - Total parcels: 4
 - Zoning district: Highway Commercial (HC)
 - Applicable Bylaws: 6.10.7, Agricultural Zoning
320.7, Protection of Farm Land
 7. Zoning Bylaw Updates
 - (a) Airport Overlay District Map – updated and corrected
 - * Please bring January 28 meeting packet for the below agenda items:
 - (b) Conservation of Natural Resources bylaw
 - Agricultural zoning
 - Places having unique ecological interest or value
 - Connecticut River
 - Pond construction
 - Steep slopes and high elevation
 - Streambank conservation
 - Wetlands
 - Damaged structures
 8. Proposals for next meeting agenda
 9. Adjourn

The next regularly scheduled meeting of the Planning Commission will be **Monday, 10 June 2019 - 7 PM**, Martin Memorial Hall

DRAFT
TOWN OF WEATHERSFIELD, VERMONT
MINUTES OF PLANNING COMMISSION MEETING
Monday, 8 April, 2019

- I. Call to Order - Vice-Chair, Paul Tillman called the meeting to order at 7:01pm.
Introductions: Howard Beach, Sven Fedorow (Land Use Administrator), Tyler Harwell, Paul Tillman, Michael Todd, Julia Lloyd Wright (Energy Coordinator, ex-officio)
Visitor: Heather Shand, Conservation Commission
- II. Agenda Review - 8 April, 2019 - no change
- III. Approval of Meeting Minutes - 11 March, 2019 and 25 March, 2019
A motion was made by Howard Beach to accept Minutes of 11 March, 2019, seconded by Michael Todd. Voted: Unanimously.
A motion was made by Michael Todd, to accept the Minutes of 25 March, 2019, seconded by Howard Beach. Voted: Unanimously
- IV. Comments from Citizens - Heather Shand, Conservation Commission member, has an environmental background and is interested in the DRAFT Enhanced Energy Plan for the town.
- V. Ethics and Conflict of Interest Policy
Commission members who were present signed their copies, Michael Todd had already signed off as a member of the selectboard.
- VI. Recap of 25 March, 2019 solar discussion
Next Steps
By consensus there was a favorable reception to the presentation made by Annette Smith, Executive Director of Vermonters for a Clean Environment. She had prepared a 35-page paper on her research on Enhanced Energy Planning. This also included results of videos and meetings of the Solar Siting Task Force and the Energy Generation Siting Policy Commission. Information also included PUC (Public Utility Commission) and the Act 174 Working Group meetings. Efficiency Vermont supplied figures showing electricity consumption for the ten towns in the Southern Windsor County Region. Statistics for Weathersfield showed population, residential heating and electricity usage, existing generation (solar) targets through 2010 and potential renewable generation. Proposed mapping for further solar and wind generation sites were included.
Esthetics standards were discussed and the further protection/screening of already specified landmark views where solar/wind sitings should be discouraged. There was concern that earmarking selected sites on the map for large-scale renewable energy systems would invite development.
There was discussion on public outreach and the need to involve the general public in the Enhanced Energy Planning process and how the town wants to move forward. Few people attend Conservation/Planning/Zoning Meetings. Suggestions given for announcing dates/times

for hosting special informational meetings were: Town Flyer, social media, mailed postcards, area newspapers and SAPA-TV.

VII. Zoning Bylaw Updates

(a) Airport Overlay District Map

Mapping of the Weathersfield Draft Airport Approach zone prepared by SWCRPC was agreed upon. A copy of the proposed bylaw based on the one for Springfield, VT was reviewed. Sven Fedorow will include this on the agenda for the next meeting.

(b) Minimum lot size bylaw

Sven Fedorow said the Zoning Board needs criteria and guidelines for conditional use and denial of applications for a house. There was discussion on when to invoke conditional use and respect for an abutting neighbor. The next step will be for more research and the need to be specific regarding variance and modifications.

VIII. Proposals for next meeting agenda

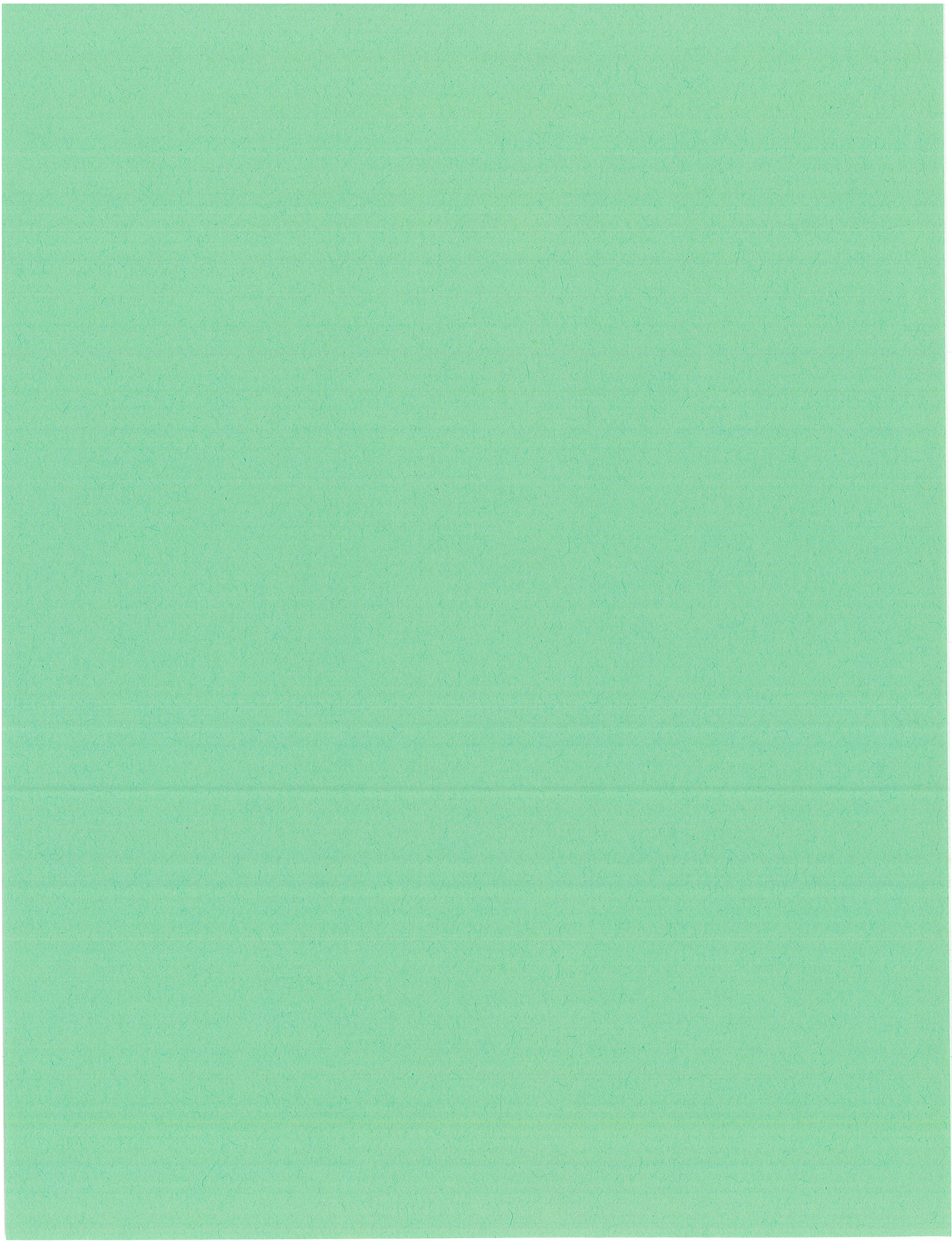
- Zoning Bylaw Updates

(c) Conservation of Natural Resources bylaw

- Agricultural Zoning
- Places having unique ecological interest or value
- Connecticut River
- Pond construction
- Steep slopes and high elevation
- Streambank conservation
- Wetlands
- Damaged structures

IX. Adjourn

A motion to adjourn was made by Howard Beach at 8:55pm, seconded by Michael Todd. Voted: Unanimously





May 07, 2019

Weathersfield Planning Commission
Weathersfield Selectboard

Dear members of the Weathersfield Selectboard and Planning Commission,

Norwich Solar Technologies (NST) is negotiating a lease to use a portion of the Weathersfield town land adjacent to the Transfer Station and Town Garage for the installation of a net metered community solar array. NST is currently in the permitting phase of the installation. The focus of the permitting is an application for a Certificate of Public Good (CPG) from the Vermont Public Utilities Commission (PUC). The CPG establishes the process and requirements for meeting environmental, historic, public safety and interconnection requirements. Part of the application requires the designation of the site as "preferred." As summarized in the attached "Guidance on Preferred Siting Designation," one of the preferred categories is locations that a Town and a Regional Planning Commission have so designated. To facilitate the most efficient and quickest review of the CPG by the PUC, Norwich Solar Technologies is seeking a letter for preferred site designation from the Town and Regional Planning Commission.

An example of such a letter is attached for convenience and to facilitate your review. If appropriate, we would like to attend a meeting in the near future at your convenience to present information on the site and the project, to answer any questions and, to hopefully, confirm your agreement and memorialize your support for the preferred site designation.

I look forward to discussions on the project and your process.

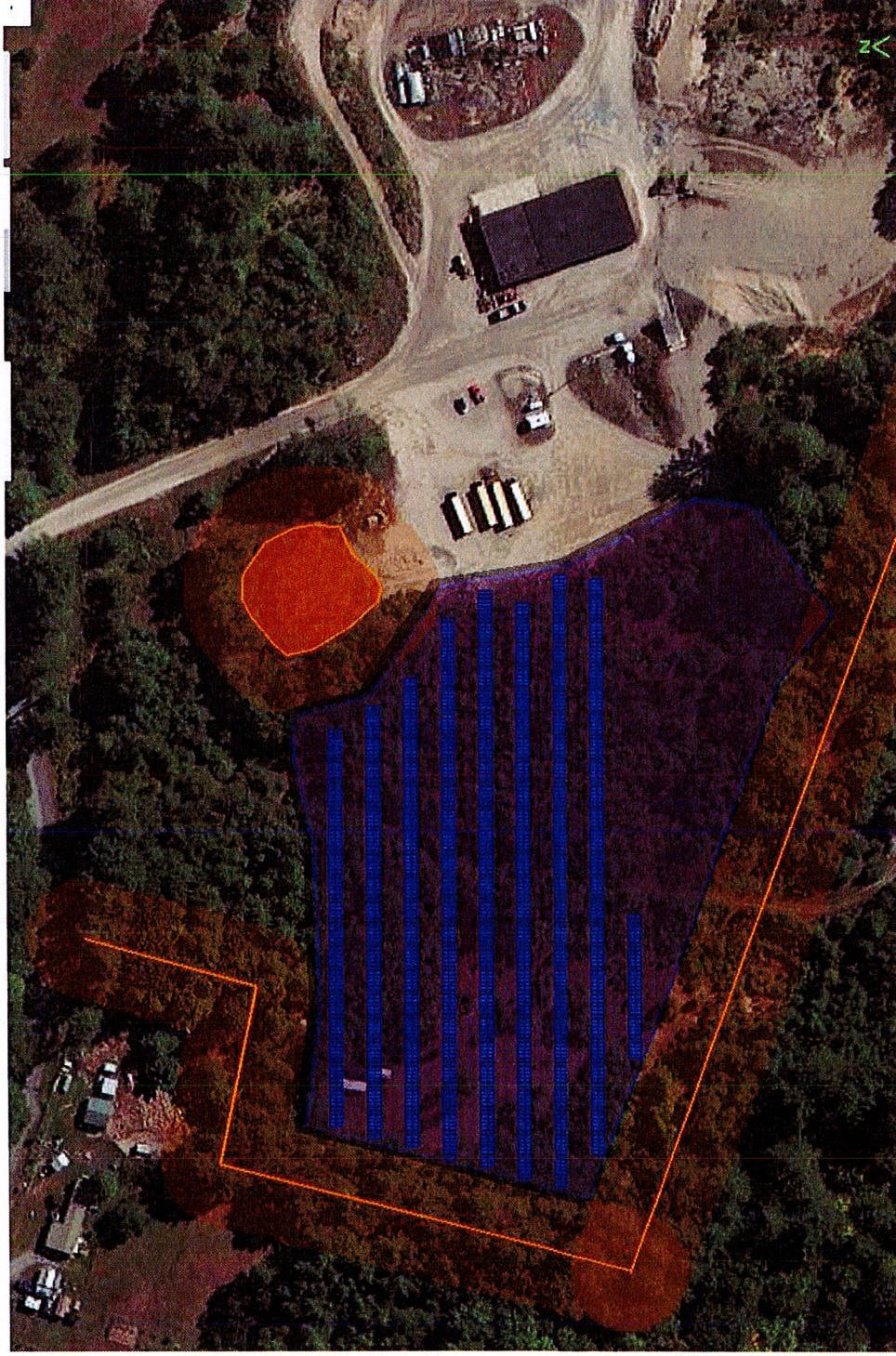
Sincerely,

A handwritten signature in dark ink, appearing to read "T. McBride", is written over a horizontal line.

Troy McBride
Norwich Solar Technologies
Cell: (802) 738-8059
Email: mcbride@norwichsolar.com

Weathersfield – Town Garage
500 kW-AC Proposed Solar Project
(approximate layout)

483 Stoughton Pond Road
Perkinsville, VT



LINE	BEARING	DISTANCE
L1	S 71°06'11" W	73.62
L2	S 51°20'48" W	67.45
L3	S 51°09'45" W	208.87
L4	S 84°35'25" W	185.55
L5	S 54°31'45" W	75.85
L6	S 33°18'30" W	92.47
L7	S 64°57'53" W	103.08
L8	S 48°37'46" W	201.44
L9	N 58°22'12" W	186.21

Land of
UNITED STATES ARMY
CORPS OF ENGINEERS

I hereby certify to the best of my knowledge that the boundaries shown on this plan are consistent with physical evidence as found in the field, deeds and plans of record and other sources shown on this plan.

VT 1 S. #531

REVISED 1/15/2016 WATER LINE EASEMENT
REVISED 12/07/2005 WELL & SEPTIC
REVISED 11/15/2005 55 ACRE LOT

Property Summary

Town of Weathersfield

Weathersfield Vermont
















DATE	SCALE	PROJECT NO.
June 15, 2005	1"=100'	05-796

GARY RAPANOTTI L.S.

Rcid 7/26/2016 Ho. Ann Jones Tour Clerk

CENTER OF 25 FOOT EASEMENT

LEGEND

	IRON PIPE/REBAR
	BOUNDARY COMPUTATION POINT
	CONCRETE MONUMENT
	PROPERTY LINE
	STONEWALL
	BARB WIRE FENCE
	STREAM
	UTILITY POLE
	WET AREA
	PAVED ROAD
	GRAVEL ROAD
	TRAIL
	CULVERT
	WATER/VELOC. LINE
	CENTER OF 25 FOOT EASEMENT

NOTES

1. The parcel shown was platted from a closed theodolite and E.D.M. survey that meets the requirements for a suburban survey as set forth by the State of Vermont.
2. The bearings shown on this plan refer to observed magnetic north 2005 and serve only to define angular relationships between the courses shown.
3. The stone walls and wire fences that are shown on this plan may have minor irregularities between the principal courses shown.
4. The parcel shown was conveyed to the Town in volume 31 page 140 & volume 44 page 10 of the Washington Land records.
5. The parcel shown is subject to existing utility easements of record.
6. Refer to a survey entitled "Town Corporate Property" by R.E. Bank, Engineer, dated November 25, 1957 on file in the land records.
7. Refer to a survey entitled "Tunnesa & Alice Adams" by David E. Coleman dated September 20, 1980 on file in the land records.

*Land of
UNITED STATES ARMY
CORPS OF ENGINEERS*

NOTES

1. the parcel shown was platted from a closed theodolite and EDM survey that meets the requirements for a suburban survey as set forth by the State of Vermont.
2. The bearings shown on this plan refer to observed magnetic north 2005 and serve only to define angular relationships between the courses shown.
3. The stone walls and wire fences that are shown on this plan may have minor irregularities between the principal courses shown.
4. The parcel shown was conveyed to the Town in volume 31 page 140 & volume 44 page 4 of the Westchester Land Records.

rd.

5. The parcel shown is subject to existing covenants and restrictions.

6. Refer to a survey entitled "Town Garage Property" by R.E. Beck, Engineer, dated November 25, 1957 on file in the land records.

7. Refer to a survey entitled "Eugene & Alice Adams" by David E. Coleman dated March 30, 1990 on file in the land records.

Natural Resources Atlas

Vermont Agency of Natural Resources

Layers

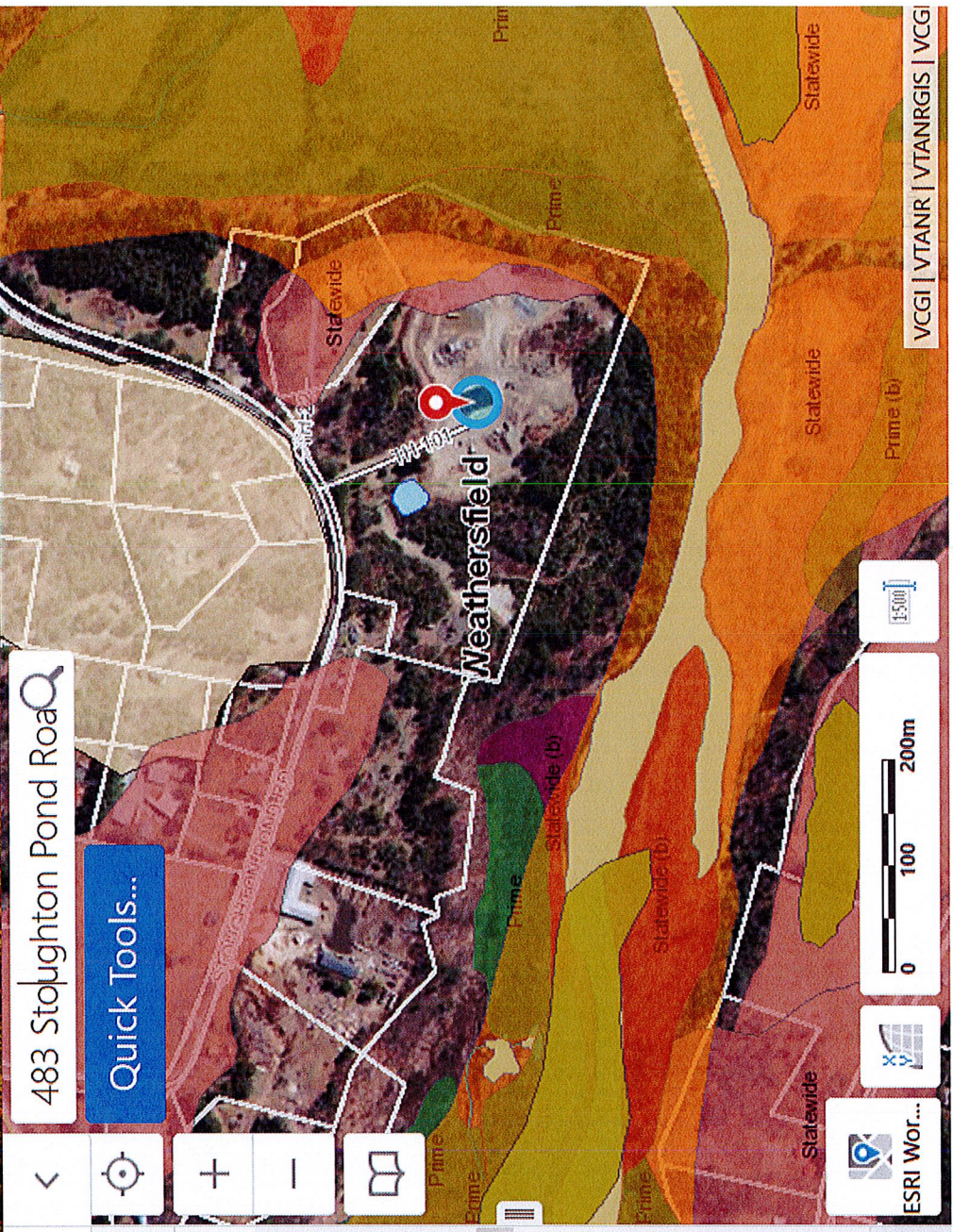
Atlas Layers

Filter Layers...

- ☐ - DFIRM X-Sections
- ☐ ☒ DFIRM - Letter of Map Revision (LOMR)
- ☐ DFIRM Panels
- ☐ DFIRM Floodways
- ☒ Flood Hazard Areas (Only FEMA-digitized data)
- ☐ River Corridors
- ☐ River Corridor Easement

483 Stoughton Pond Road

Quick Tools...



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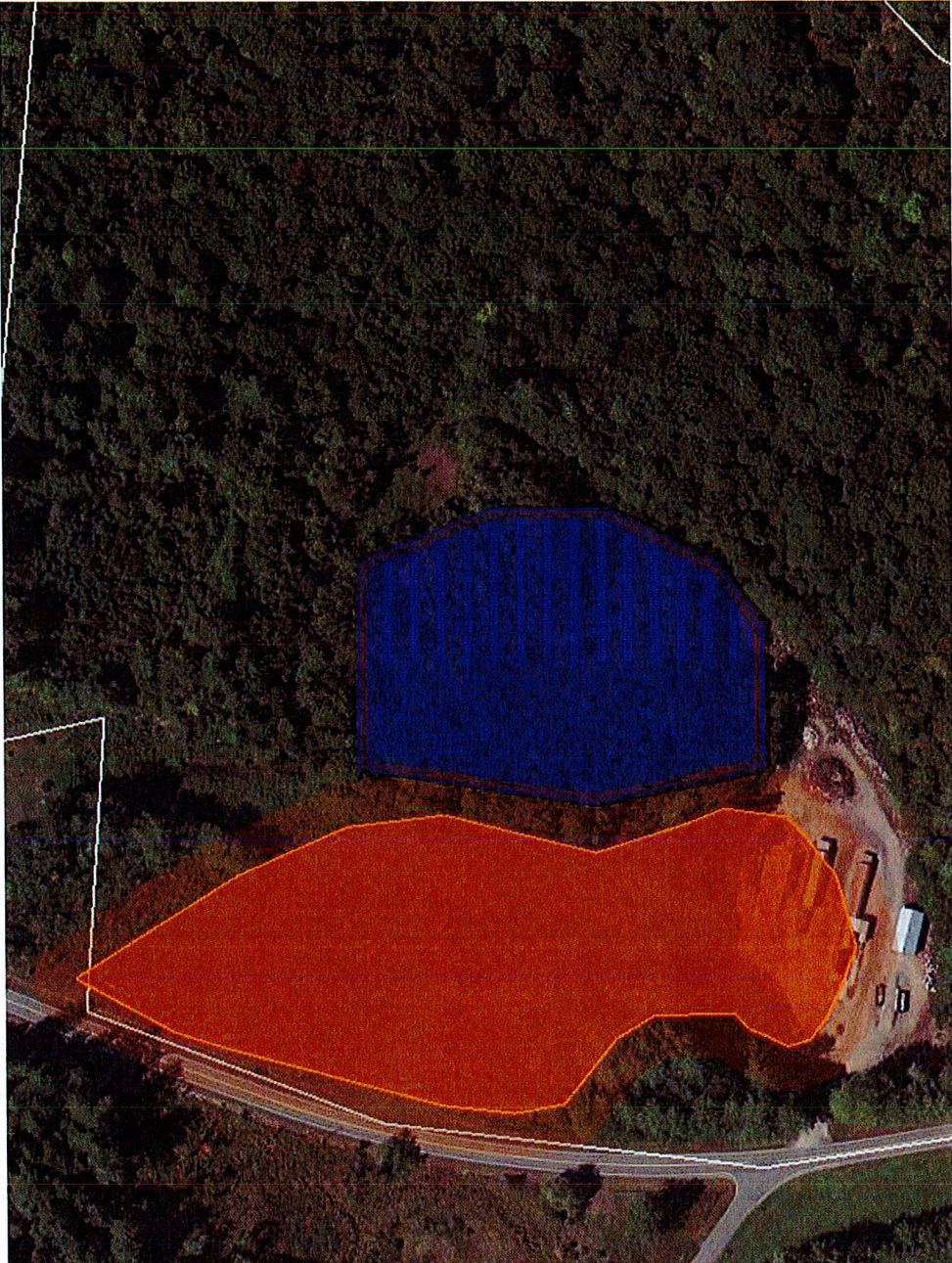
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Weathersfield – Transfer Station
500 kW-AC Proposed Solar Project
(approximate layout)

5024 VT-106
Perkinsville, VT



Natural Resources Atlas

Vermont Agency of Natural Resources

Layers

Atlas Layers

Filter Layers...

Filter

Significant Natural Community

Uncommon Species and Other Features

Deer Wintering Areas

Habitat Blocks

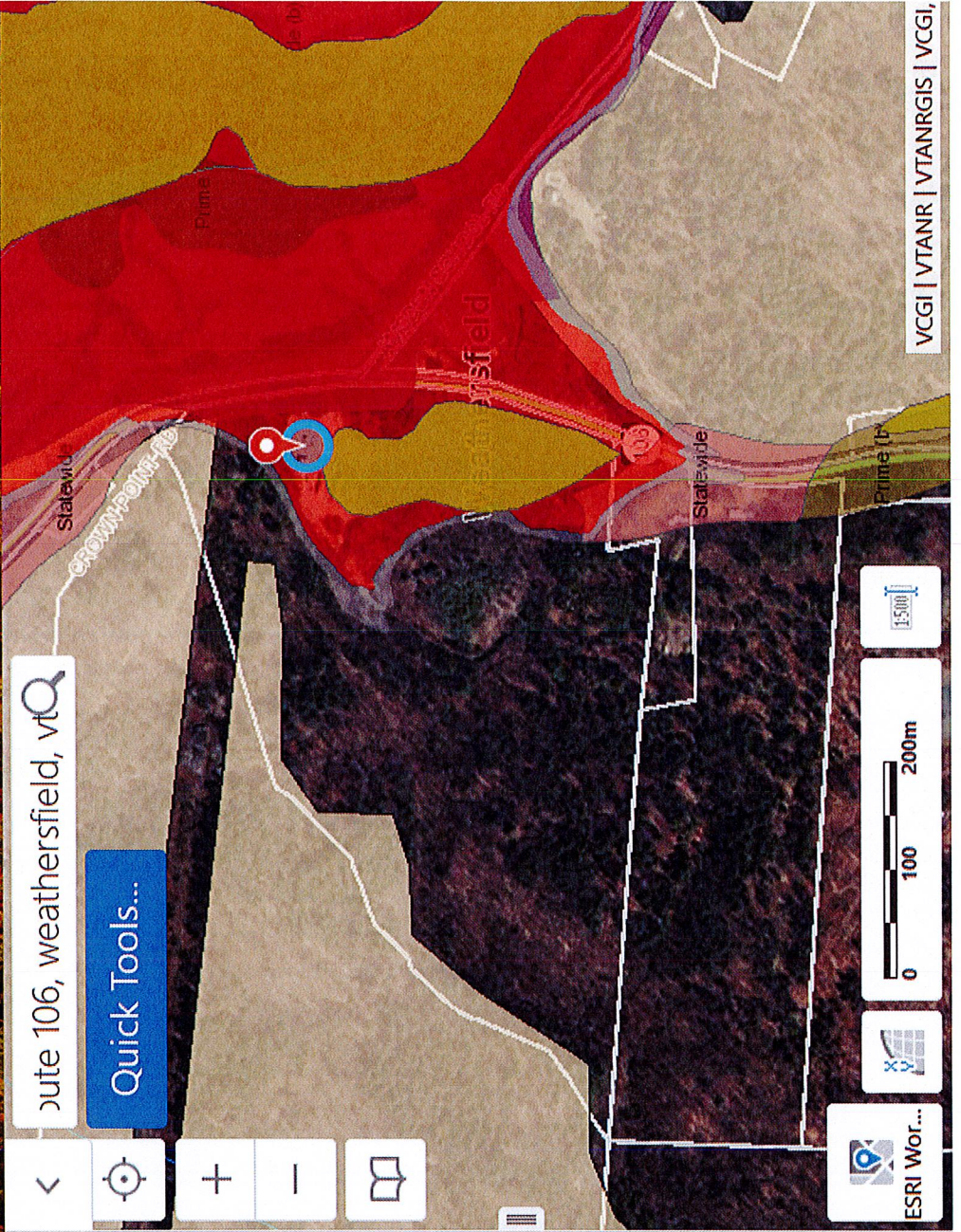
State Game Refuges

Natural Communities on ANR

Managed Lands

5024 VT ROU ...

Layers



The first part of the paper discusses the importance of the research and the objectives of the study. It highlights the need for a comprehensive understanding of the subject matter and the role of the researcher in this process. The second part of the paper presents the methodology used in the study, including the data collection methods and the analysis techniques. The third part of the paper discusses the results of the study and the conclusions drawn from the findings. The final part of the paper provides a summary of the key points and offers suggestions for future research.

The research was conducted in a systematic and rigorous manner, following the principles of scientific inquiry. The data was collected from a large sample of participants, ensuring the representativeness of the findings. The analysis was conducted using advanced statistical techniques, allowing for a detailed examination of the data. The results of the study are presented in a clear and concise manner, highlighting the key findings and their implications.

The conclusions drawn from the study are based on the evidence presented in the results section. They provide a comprehensive overview of the findings and their significance. The suggestions for future research are based on the limitations of the current study and the need for further exploration of the subject matter.

OVERVIEW OF PREFERRED SITING in VERMONT for SOLAR PROJECTS

CURRENT RULES

Starting in 2017, for proposed solar net metering sites in Vermont between 150 kW-AC and 500 kW-AC, the sites must be deemed “preferred” in order to participate in solar net metering. The 2017 Public Utilities Commission rules for net-meter projects are in part a response to public concerns about projects sited in opposition to town planning, so they include requirements for “preferred siting” to encourage projects that towns support, as well as solar projects on existing rooftops, parking lots, brownfields, gravel pits, and sites where 50% of the power is used onsite.

Please note that sites under 15 kW-AC (residential sized projects), the site does not need to be deemed preferred. For projects between 15 kW-AC and 150 kW-AC, projects may proceed without a preferred designation, but there is a steep financial dis-incentive (negative \$0.04/kWh). As such, any solar net metering projects between 15 kW-AC and 500 kW-AC, the site will need to be deemed “preferred” in order to participate in solar net metering.

500 kW-AC generates approximately enough energy to offset the electric bills of ~100 homes.

TOWN ROLE IN PREFERRED SITES

One category of preferred site is "A specific location designated in a duly adopted municipal plan... or identified in a joint letter of support from the municipal legislative body and municipal and regional planning commissions."

Well-sited solar projects in towns like Georgia, help the town achieve its goals for clean energy and contribute its proportionate share to statewide energy goals.

When willing landowners are ready to host such projects, with sites that work well on key factors, the Town will typically support the development.

Public Utilities Commission Rules on Preferred Sites for Net-Metered Solar Arrays

http://puc.vermont.gov/sites/psbnew/files/doc_library/5100-PUC-nm-effective-07-01-2017_0.pdfhttp://puc.vermont.gov/sites/psbnew/files/doc_library/5100-PUC-nm-effective-07-01-2017_0.pdf

Rule 5.100 = Public Utilities Commission rule pertaining to construction and operation of net-metering systems

Section 5.103 = Definitions section of Rule 5.100

“Preferred Site” means one of the following:

- (1) A new or existing structure whose primary use is not the generation of electricity or providing support for the placement of equipment that generates electricity;
- (2) A parking lot canopy over a paved parking lot, provided that the location remains in use as a parking lot;
- (3) A tract previously developed for a use other than siting a plant on which a structure or impervious surface was lawfully in existence and use prior to July 1 of the year preceding the year in which an application for a certificate of public good under this Rule is filed. To qualify under this subdivision (3), the limits of disturbance of a proposed net-metering system must include either the existing structure or impervious surface and may not include any headwaters, streams, shorelines, floodways, rare and irreplaceable natural areas, necessary wildlife habitat, wetlands, endangered species, productive forestlands, or primary agricultural soils, all of which are as defined in 10 V.S.A. chapter 151;
- (4) Land certified by the Secretary of Natural Resources to be a brownfield site as defined under 10 V.S.A. § 6642;
- (5) A sanitary landfill as defined in 10 V.S.A. § 6602, provided that the Secretary of Natural Resources certifies that the land constitutes such a landfill and is suitable for the development of the plant;
- (6) The disturbed portion of a gravel pit, quarry, or similar site for the extraction of a mineral resource that was in lawful operation on January 1, 2017, provided that all activities pertaining to site reclamation required by applicable law or permit condition are completed prior to the installation of the plant;
- (7) A specific location designated in a duly adopted municipal plan under 24 V.S.A. FINAL PROPOSED RULE Vermont Rule 5.100 16P-062 Public Service Board Page 10 of 58 January 20, 2017 chapter 117 for the siting of a renewable energy plant or specific type or size of renewable energy plant, provided that the plant meets the siting criteria recommended in the plan for the location; or a specific location that is identified in a joint letter of support from the municipal legislative body and municipal and regional planning commissions in the community where the net-metering system will be located.
- (8) A site listed on the National Priorities List (NPL) established under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. chapter 103, if the U.S. Environmental Protection Agency or the Agency of Natural Resources confirms each of the following that the site is listed on the NPL;
- (9) On the same parcel as, or directly adjacent to, a customer that has been allocated more than 50 percent of the net-metering system’s electrical output. The allocation to the host customer may not be less than 50 percent during each of the first 10 years of the net-metering system’s operation.

“Town Of Weathersfield Letterhead”

May 07, 2019

Ms. Judith Whitney, Clerk
Public Service Board of Vermont
112 State Street
Montpelier, VT 05620-2701

Re: Preferred Siting Designation under Rule 5.100

Dear Ms. Whitney,

We refer to the application for a Certificate of Public Good (the “Application”) to be filed by Norwich Solar Technologies, in respect of the 500 kW-AC solar electricity generation project (the “Project”) proposed to be sited on the property owned by the Town of Weathersfield on 483 Stoughton Pond Road in Perkinsville, Vermont (the “Location”). The Location falls within our jurisdiction and we have reviewed the proposed project in detail, including visual renderings, project layouts and designs. Having made our review, we wish to support the Project Location, designated as a “Preferred Site” under Section 5.103 of your Rule 5.100.

We note that we take no position on the Project’s compliance with any requirement of Rule 5.100 or of other applicable provisions of Vermont law. This letter is solely for the purpose of providing support for the Project under Section 5.103.

Sincerely,

Town of Weathersfield
Planning Commission

Town of Weathersfield
Selectboard

By:
XXX
Chair

XXX
Chair

“Town Of Weathersfield Letterhead”

May 07, 2019

Ms. Judith Whitney, Clerk
Public Service Board of Vermont
112 State Street
Montpelier, VT 05620-2701

Re: Preferred Siting Designation under Rule 5.100

Dear Ms. Whitney,

We refer to the application for a Certificate of Public Good (the “Application”) to be filed by Norwich Solar Technologies, in respect of the 500 kW-AC solar electricity generation project (the “Project”) proposed to be sited on the property owned by the Town of Weathersfield on 5024 VT-106 in Perkinsville, Vermont (the “Location”). The Location falls within our jurisdiction and we have reviewed the proposed project in detail, including visual renderings, project layouts and designs. Having made our review, we wish to support the Project Location, designated as a “Preferred Site” under Section 5.103 of your Rule 5.100.

We note that we take no position on the Project’s compliance with any requirement of Rule 5.100 or of other applicable provisions of Vermont law. This letter is solely for the purpose of providing support for the Project under Section 5.103.

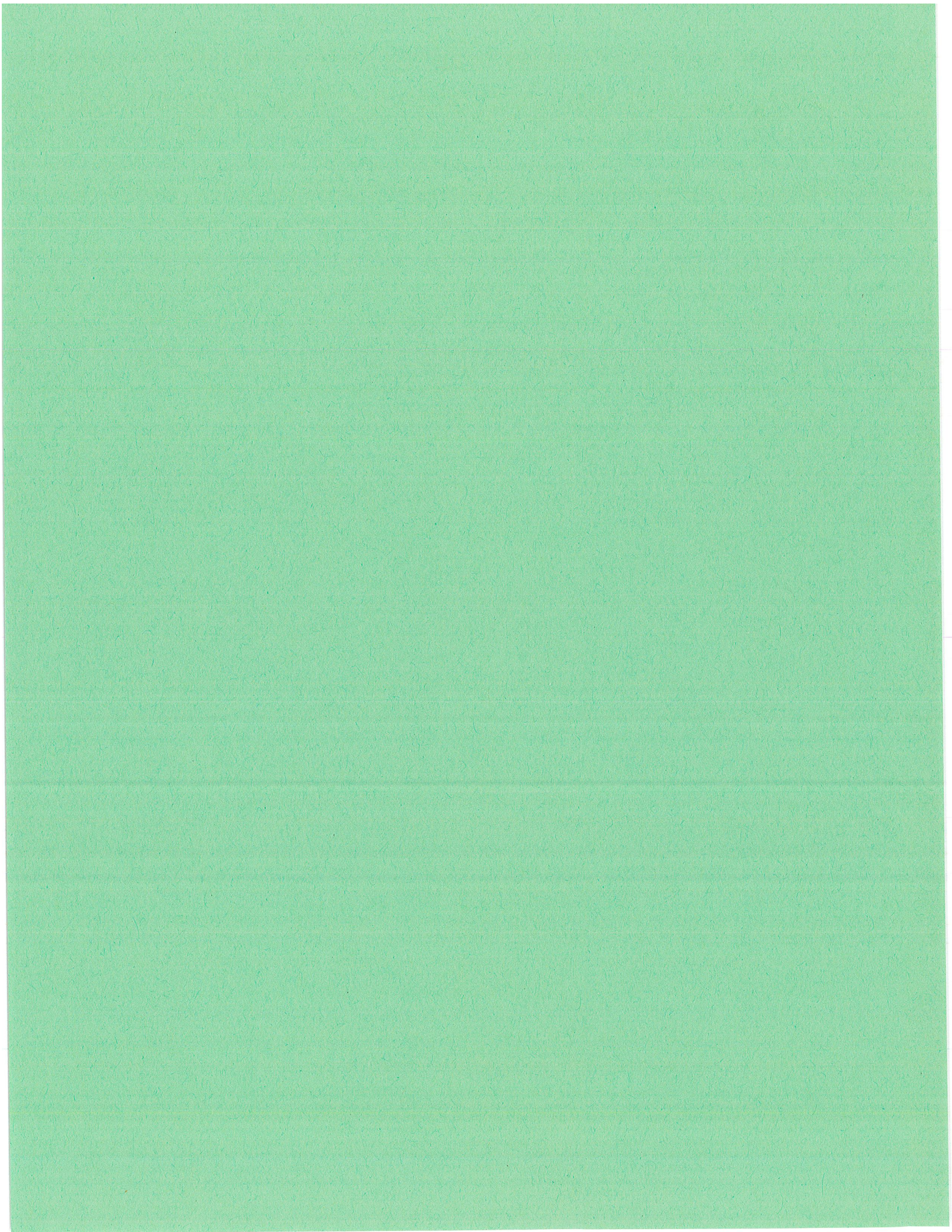
Sincerely,

Town of Weathersfield
Planning Commission

By:
XXX
Chair

Town of Weathersfield
Selectboard

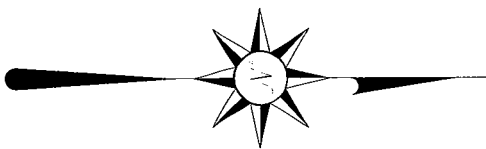
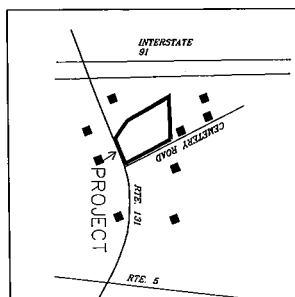
XXX
Chair



TOTAL AREA=4.65 Acres±

LAND OF
THOMAS HEISER JR. & ELSIE
HEISER
MAP 5A BLOCK 01 PARCEL 31

LOCATION MAP



LAND OF
GEORGE W. LAMB & THOMAS B.
WALKER
MAP 5A BLOCK 01 PARCEL 42

LINE	LOADING	DISTANCE
L1	S 06°04'23" W	84.00
L2	S 05°58'40" W	00.00
L3	N 37°57'31" W	07.03

CURVES RADIOS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	BETA ANGLES
C1	286.31	79.49	10.30	5.34 53
C2	189.37	12.71	18.70	5.32 45
C3	129.37	118.40	114.31	5.30 05

FINAL PLAT#

Refer to Notice of Decision dated _____ for a complete listings of findings and conditions applicable to this plan.

☐ Access Symbol (State/Local) _____
☐ National Control Plan _____
☐ National Control Plan _____
☐ Other _____

Signature of the Planning Commission is in conformance that with the conditions of approval for this subdivision have been:

☐ Completed _____
☐ Bonded for completion within one (1) year of the date of _____

Signature _____ Date _____

LEGEND

- BOUNDARY COMPUTATION POINT

PROPERTY LINE

----- X = 8486 WING FOUNDED

UTILITY POLS.

CRANEL ROAD

NOTES

1. The parcel shown was platted from a closed theodolite and E.L.M. survey that meets the requirements for a subdivision survey as set forth by the State of Vermont.
2. The bearings shown on this plan refer to observed magnetic north 2009 of the Palton survey referenced in #5 below.
3. The parcel shown was conveyed to Carl E. Wymon in volume 171 page 516 of the Westminster Land Records
4. Refer to Central Vermont Public Service Corp. easement volume 41 page 87.
5. Refer to a survey entitled "Estate of Stanley & Heen Patch" by Palton Land Surveying, dated 2/28/2008 - drawing 2008-552-45

VT. L.S. #531

I hereby certify to the best of my knowledge that the boundaries shown on this plan are consistent with physical evidence as found in the field, deeds and plans of record and other sources shown on this plan.

Subdivision Plan

Carl E. Wyman
Weathersfield Vermont

GARY RAPANOTTI L.S.

DATE	PROJECT	STATIONING OR ELEVATION
June 20, 2017	1"=30'	13-106

Natural Resources Atlas

Vermont Agency of Natural Resources

Layers

Atlas Layers

Filter Layers...

Filter

- ☐ Soils - Hydrologic Groups
- ☐ Soils - Floodable Soils
- ☒ Soils - Prime Agricultural
- ☐ Soils
- ☐ Bedrock Faults and Contacts
- ☐ Bedrock Outcrops (polygon)
- ☐ Bedrock Geology

+ ☒ Forests Parks and Recreation

+ ☐ Fish and Wildlife

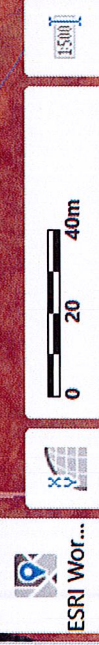
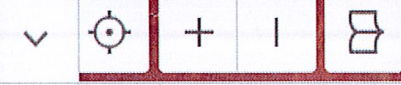
Natural Reso...

Layers

24 CEMETERY ...

24 Cemetery Road, Weat

Quick Tools...



TOWN OF WEATHERSFIELD, VERMONT
HIGHWAY ACCESS PERMIT APPLICATION

To request a permit to construct, reconstruct, or change the use of an access within any Town of Weathersfield right-of-way, please submit a completed, signed application at least thirty (30) days prior to the anticipated construction.

Applicant Name: CARL WYMAN
Mailing Address: 473 PLAIN RD. WEATHERSFIELD VT 05151
Day Phone: 802 738 5343 Evening Phone: SAMS
Email: wymanfarm@gmail.com
Landowner [if different from applicant]: _____

Property to be accessed: Parcel I.D. No. 5A0141
Access is from Town Highway No. _____ Name: Cemetery Rd.
Location of Access: Distance 120 feet/miles from [known landmark] From Jct Cemetery Rd / RTR
Attach a map or sketch of the access location and any technical plans required per this permit.

The private road/driveway will access: ☐ Single residential lot
☐ Two or more residential lots/Number of lots _____
☒ Commercial or Industrial ☐ Logging ☐ Gravel extraction ☐ Agriculture
Width of proposed access: 18 feet Length: _____ feet/miles
Surface: ☐ Paved ☒ Gravel
Culvert: Diameter: 18 inches Length: 30' feet

The applicant agrees to build and maintain said access in conformance with the access standards in the Weathersfield Highway Access Ordinance, and to adhere to the directions, restrictions, and conditions established as part of this permit.

Signature of Applicant: [Signature] Date: 2-18-14
Signature of Landowner: _____ Date: _____

Application Fee \$30.00 Date received: 2/19/14 Received by: JEM
Ch. 4418

ACCESS PERMIT

This permit is issued in accordance with 19 V.S.A. 303 and 1111, relative to all highways within the control and jurisdiction of the Town of Weathersfield. The issuance of this permit DOES NOT release the applicant from any requirements of the Statutes, ordinances, rules, and regulations administered by other governmental agencies. The permit will be effective upon compliance with such of these requirements as are applicable and continue in effect for as long as the present land use continues. Violations are subject to the penalties set forth in 19 V.S.A. 1111.

Conditions: 24 Cemetery Road

Issued by: [Signature] Date: Feb. 27, 2014
Inspection Dates: Pre-construction: _____ Inspected by: _____
Mid-construction: _____ Inspected by: _____
Final: _____ Inspected by: _____

The first part of the paper discusses the importance of the research and the objectives of the study. It highlights the need for a comprehensive understanding of the subject matter and the role of the researcher in this process. The second part of the paper presents the methodology used in the study, including the data collection methods and the analysis techniques. The third part of the paper discusses the results of the study and the conclusions drawn from the data. The final part of the paper provides a summary of the findings and offers suggestions for future research.

The research was conducted in a systematic and rigorous manner, following the principles of scientific inquiry. The data was collected from a large sample of participants, ensuring the representativeness of the findings. The analysis was conducted using advanced statistical techniques, allowing for a detailed examination of the data. The results of the study are presented in a clear and concise manner, highlighting the key findings and their implications.

The conclusions drawn from the study are based on the evidence presented in the data. They provide a comprehensive overview of the subject matter and offer valuable insights into the field. The suggestions for future research are based on the limitations of the current study and aim to address the gaps in the existing knowledge.



Town of Weathersfield, Vermont

Zoning Board of Adjustment, P.O. BOX 550, ASCUTNEY, VT 05030

Martin Memorial Hall, 5259 US Route 5

Telephone: (802) 674-2626 Fax: (802) 674-2117

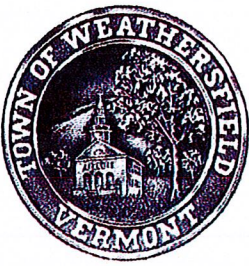
Email: zoning@weathersfield.org

Website: <http://www.weathersfield.org>

26. The application will not utilize renewable energy resources.
27. The Site plan illustrates the septic system located in the South West corner of the site
28. The applicant testified that the septic system has been designed and awaits local zoning approval prior to State permitting submittal
29. Tom Heiser expressed concerns that the application may increase the volume of storm water run-off that already exists along Cemetery Road and Rt 131
30. Tom Heiser expressed concerns that the septic leach field may leach into any existing storm water run-off from the site, and as result, negatively impact his domestic water quality
31. The non permeable surface of the site has increased by an estimated 5%, as a result of the paved parking area and building.
32. A pre-existing 6 foot concrete retaining wall located on the site will be removed and landscaped to the existing grade of the site

CONCLUSIONS

1. The architecture, height, and material of the proposed metering building is not incompatible with other buildings in the area.
2. Storm water run-off that exists along Cemetery Road and Route 131 precedes the construction of the Office Building
3. No additional screening will be required beyond that which is illustrated within the Site Plan (Exhibit #2)
4. The application will not have an undue adverse impact the capacity of existing or planned community facilities:
 - a. Water
 - b. Schools
 - c. Roads
 - d. Solid Waste Disposal
 - e. Recycling



Town of Weathersfield, Vermont

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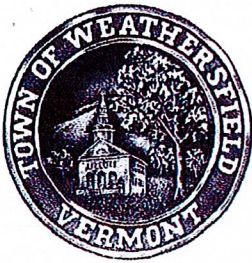
Website: <http://www.weathersfield.org>

5. The application will not have an undue adverse effect on the character of the area affected, as defined by Section 4.3.2(f) of the Town of Weathersfield Zoning Bylaw.
6. The application will not have an undue adverse effect on utilization of renewable energy resources
7. The architecture, height, and material of the proposed building is not incompatible with other commercial buildings in the area.
8. The project will not generate enough traffic to constitute an adverse impact to the traffic that currently exists on Cemetery Road or the already high traffic count along Route 131

DECISION AND CONDITIONS

Based upon these findings of fact and conclusions of law, and subject to the conditions set forth below, the Board unanimously approves application no. 03.3414 for a Site Plan to construct 26ft x 64ft x 25.5ft Office Building located at 24 Cemetery Road, subject to the following conditions:

1. The project shall be completed as shown on application no. 03.3414, site plan (Exhibit 2) and as described in testimony given at the public hearing.
2. Any deviation from the permit shall constitute a violation of the permit and the Land Use Administrator will be required to take enforcement action to correct the violation.
3. Community Facility Project Review to be favorably endorsed by the Weathersfield Police Department and the Ascutney Fire Department
4. Applicant to comply with Section 7.20 of the Town of Weathersfield Zoning Bylaws; Outdoor Lighting
5. Applicant to comply with Section 7.9.4 of the Town of Weathersfield Zoning Bylaws; Signs in Highway/Commercial (HC) District
6. The applicant will ensure that no additional storm water runoff is generated beyond the boundaries of the property and that existing drainage patterns are not altered, as a result of the addition of the proposed Office Building on the site
7. The applicant is responsible for all required State of Vermont Permits



Town of Weathersfield, Vermont

Zoning Board of Adjustment, P.O. BOX 550, ASCUTNEY, VT 05030

Martin Memorial Hall, 5259 US Route 5

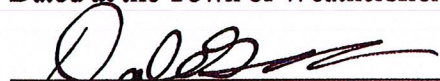
Telephone: (802) 674-2626 Fax: (802) 674-2117

Email: zoning@weathersfield.org

Website: <http://www.weathersfield.org>

8. A Certificate of Occupancy is required for development of a commercial, industrial, semi-public use. The Certificate must be obtained before the site is occupied for business.

Dated at the Town of Weathersfield, Vermont, this 3rd day of April, 2014


David Gulbrandsen, Chair

Other zoning board members participating in this decision:

Debbie Graham

Lynn Esty

Ted Goddard

Michael Cohen

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the [planning commission/zoning board of adjustment/development review board]. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceed

CHARTERED BY
NEW HAMPSHIRE
AUGUST 20, 1761

Town of Weathersfield

POST OFFICE BOX 550
ASCUTNEY, VERMONT 05030-0550

CHARTERED BY
NEW YORK
APRIL 8, 1772

Telephone: [802] 674-2626
Facsimile: [802] 674-2117

E-mail: zoning@weathersfield.org
Website: <http://www.weathersfield.org>

Planning and Zoning

TO: Carl Wyman
FROM: Planning Commission
DATE: December 16, 2013
RE: Sketch Plan #11.1913

5A-01-41

The Planning Commission has reviewed the sketch plan of your proposed subdivision as it was presented to the Commission on December 9, 2013.

Facts pertaining to this proposed subdivision are as follow:

1. The plan shows a 4-lot subdivision of a 4.65-acre parcel located at the corner of VT Route 131 and Cemetery Road (TH 74).
2. The proposed subdivision is shown on a Rapanotti survey drawing entitled, "Subdivision Plan, Carl Wyman, Weathersfield, VT", dated Nov. 19, 2013, project no. 13-1060.
3. Lots shown are: Lot 1 (1.15 acres); Lot 2 (1.03 acres); Lot 3 (1.26 acres); and Lot 4 (1.21 acres).
4. The property is located in the Highway Commercial zoning district in the I-91 Interstate Interchange Corridor as identified in the I-91 Exit 8 Interchange Master Plan (11 April 2008).
5. The minimum lot size in the Highway Commercial zoning district is one acre. Two hundred feet of frontage is required for each lot.
6. The lots are to be accessed via a new 50 ft. wide right-of-way off of VT Route 131.
7. The right-of-way is approximately 348± feet long.
8. There are currently no buildings on the parcel.
9. Cemetery Road is an unpaved Class 3 town highway.
10. The property is abutted by residential land uses on the north and east sides; by commercial land uses on the south side; and by undeveloped property on the west side.
11. The applicant is proposing to develop Lot 1 as a small office building.
12. The property is covered in soils of statewide significance. However, the Farmland Conversion Impact Rating score was 158.1, which exempts development of the parcel from the restrictions of Section 6.10.7 of the Weathersfield Zoning Bylaws.
13. There are no other known or mapped natural, cultural or historic resources on the parcel.
14. Topography of the parcel is gently sloping from the northeast to the southwest.

15. On-site sewage disposal is proposed for each lot.
16. Water is to be provided by the Ascutney Fire District #2 community water system. The exact volume available from the water system is not yet determined. The volume of available water will have direct effect on the future development of each lot shown in the subdivision.
17. There is a water main available along VT Route 131 and a 2-in water line along Cemetery Road. The applicant prefers to connect to the water line along Cemetery Road.
18. Electric power is available from existing poles located on both VT Route 131 and Cemetery Road.
19. Sidewalks and a pedestrian circulation system are required for this subdivision because the property is located in the Highway Commercial zoning district.
20. There are no sidewalks shown on the plan.
21. There are no sidewalks in the immediate vicinity of this subdivision.
22. The proposed subdivision will not create an undue burden on municipal facilities as evidenced by the completed Impact Statement that is a part of this application.
23. No stormwater management or erosion control plans were provided.
24. The proposed road must be built in accordance with the Weathersfield Town Highway and Bridge Standards.
25. The access onto VT Route 131 must be approved by the VT Department of Transportation.
26. The name proposed for the road and the road sign must be approved by the Select Board.
27. The applicant must provide clear documentation of the mechanism by which the road is to be maintained, owned or conveyed.
28. The location of the VT Route 131 right-of-way on this property is not shown on the plan.
29. Abutting residential property owners expressed concern that development of the lots would be intrusive on their residence, particularly with regard to lighting.
30. An abutting commercial property owner expressed disappointment that the view of Mt. Ascutney from his restaurant may be obscured due to development of the lots.

Recommendations from the Planning Commission for preparation of the final plat for this subdivision include:

1. Show the development envelopes for each of the proposed lots.
2. Show the edge of the VT Route 131 right-of-way as it relates to this property.
3. Show the location of the required sidewalk.
4. Obtain an access permit for the new road onto VT Route 131.
5. Provide clear documentation of the mechanism by which the road is to be maintained, owned or conveyed.
6. Show the location of street trees to be planted along the proposed new road.
7. Show the layout of the utilities (telephone, cable, electricity) that will serve the subdivision.
8. Obtain the final water-volume availability determination from the Ascutney Fire District #2 community water system.
9. Show the location of the water lines that will serve each of the lots and the associated easements.

10. Provide an erosion control plan for development of the lots and the road.
11. Provide a stormwater management plan for management of runoff from impermeable surfaces on each of the developed lots and the finished road.
12. Provide evidence that the proposed road will be built in accordance with the Weathersfield Town Highway and Bridge Standards.
13. Provide evidence that the road name and sign have been approved by the Select Board.
14. Please correct the typographical errors on the plan.

These recommendations shall remain in effect for one year from the date of this letter, unless otherwise approved or extended in writing by the Planning Commission. Within one year of these written recommendations, you may apply to the Planning Commission for final subdivision approval in accordance with section 250 of the Weathersfield Subdivision Regulations. These sketch plan recommendations are not legally binding and do not constitute an appealable decision.

A complete application for Final Plat review must be submitted to the Land Use Administrator at least 28 days prior to a regular monthly meeting of the Planning Commission. Temporary markers must be installed prior to submitting your final plat application. These temporary markers must be adequate to enable the Planning Commission to locate readily and appraise the basic layout of your subdivision in the field.

Please refer to section 250 of the Weathersfield Subdivision Regulations for additional guidance on the preparation of your final plat.

The first part of the paper discusses the importance of the research and the need for a new approach. It highlights the limitations of existing methods and the potential of the proposed approach. The second part describes the methodology used in the study, including the data collection and analysis techniques. The third part presents the results of the study, showing the effectiveness of the proposed approach compared to existing methods. The fourth part discusses the implications of the findings and the potential for future research. The paper concludes with a summary of the key points and a call to action for the research community.

The results of the study show that the proposed approach is significantly more effective than existing methods. This is particularly true in the case of the first two methods, which were found to be less accurate and less reliable. The proposed approach, on the other hand, was found to be more accurate and more reliable, with a higher success rate and a lower error rate. These findings are consistent with the theoretical expectations of the proposed approach and provide strong evidence for its effectiveness. The implications of these findings are significant, as they suggest that the proposed approach could be used to improve the performance of existing methods and to develop new methods that are more effective and more reliable. The paper concludes with a call to action for the research community to explore the potential of the proposed approach further.

Section 230. Sketch Plan Review (all subdivisions)

230.1 Purpose: The purpose of the sketch plan review is to have a preliminary discussion about the proposal with the subdivider. This preliminary discussion should focus on the overall project concept and its context with the surrounding neighborhood and related resources. This review phase allows the Planning Commission and developer to work together in finding the best possible design both for the applicant and Town. Sketch plan review is required of all subdivision proposals to ensure the most complete and efficient review of projects, to save resources for both the applicant and the Town, and to provide public and municipal input at the earliest stages of project development.

For large, complex subdivisions, involving road construction, extension of municipal or community facilities, or a large number of new lots, the applicant is urged to meet with municipal representatives to discuss the project prior to submitting a request for sketch plan review. The municipal representatives may include: Land Use Administrator, Highway Superintendent, a member of the Conservation Commission, Police and Fire Departments, as appropriate.

The applicant is also urged to discuss their development proposal with neighboring property owners prior to submitting an application for sketch plan review to identify issues that may arise in subsequent public hearings.

230.2 Submission of Sketch Plan: The subdivider shall submit two copies of a sketch plan application to the Land Use Administrator at least twenty-one (21) days prior to a regular meeting of the Planning Commission. The sketch plan should be sketched roughly on a survey of the property, if one is available. If not, the sketch plan should be a reasonably accurate representation of the parcel's size, shape and general location.

230.3 Application Requirements: Sketch plan review is required of all proposed subdivisions. A complete sketch plan application needs to be legible and detailed enough to accurately represent the subdivision, but *does not* need to be completed by a surveyor or engineer. A complete application shall include the information in Table 2.1.

230.4 Sketch Plan Review Meeting: The subdivider, or his/her duly authorized representative, shall attend a regular meeting of the Planning Commission to discuss the sketch plan application and requirements of these regulations for the proposed subdivision.

230.5 Action on Sketch Plan: The Planning Commission shall review the sketch plan taking into consideration the requirements of these *Subdivision Regulations*, the *Zoning Bylaws* and other ordinances and policies in effect. The Planning Commission shall also consider the sketch plan's conformity with the *Town Plan*. The sketch plan review process is outlined in Table 2.2. The Planning Commission shall take into consideration whether the sketch plan would be in conflict with developments proposed by any public agency, existing private and public development, facilities and services, and whether there are any special problems that may be encountered.

Within thirty (30) days of the final meeting with the applicant, the Planning Commission, based on the information provided in the application, shall issue recommendations in writing:

(1) A preliminary determination if the proposed subdivision generally conforms, or does not conform, to applicable planning and design standards pursuant to Article 3 of these regulations, and with the goals, objectives and policies of the Town Plan, and other municipal regulations currently in effect.

(2) Recommendations for changes in design and/or requests for additional information for the final subdivision application (see Table 2.1). Additional studies or supporting documentation may be required. The Planning Commission may require preliminary plan review for projects that are large or complex in accordance with Section 240. The Planning Commission may also require a master plan, regardless of the number of lots created, in the event that the land may support subsequent subdivisions or if public facilities are planned for the vicinity in the Capital Budget and Program and/or *Town Plan*. A master plan, if required, is intended to plan for all possible future subdivisions in accordance with these Regulations and the *Zoning Bylaws* in effect, to achieve the most efficient subdivision infrastructure plan, and not preclude the potential for future subdivisions. A master plan will help to guide the subdivider and Planning Commission in any subsequent subdivision applications for the affected lands.

230.6 Effect of Sketch Plan Recommendations: Planning Commission recommendations on sketch plan applications shall remain in effect for one (1) year from the date of written recommendations, unless otherwise approved or extended in writing by the Planning Commission. Within one (1) year of written recommendations, the applicant may apply to the Planning Commission for final subdivision approval per Section 250. Sketch plan recommendations shall not be legally binding and do not constitute an appealable decision.

ARTICLE III: SUBDIVISION STANDARDS

Section 310. General Standards

- 310.1 Character of the Land:** All land to be subdivided shall be, in the judgment of the Commission, of such a character that it can be used for the intended purposes and proposed density of use without undue adverse impacts on public health or safety, neighboring properties, rural character and natural resources or to the environment. Land subject to periodic flooding, poor drainage, inadequate capability to support structures, including streets, utilities, and buildings, or other hazardous conditions, shall not ordinarily be subdivided.
- 310.2 Energy Conservation:** In order to conserve energy, all subdivisions are encouraged to use the least areas of roadway and the least length of sewer, water and utility lines within environmentally and economically sound limits.
- Cluster development (planned residential or planned unit development) is encouraged wherever feasible and desirable.
- 310.3 Conformance with *Town Plan* and Other Regulations:** Subdivisions shall conform to the *Town Plan*, *Zoning Bylaws*, Capital Budget and Program and all other local regulations currently in effect. The proposed subdivision may be denied if the intended use(s) cannot be shown to be capable of complying with the provisions of these regulations.
- 310.4 Lot Layout:** The lots in a subdivision shall meet or exceed the basic minimum requirements of the *Zoning Bylaws* and shall be appropriate in configuration to permit the intended construction without need of variances. The following standards shall apply to all subdivisions and boundary adjustments:
- a. Corner lots shall have extra width to permit a front setback on each street;
 - b. Side lot lines shall generally be at right angles to straight streets, or radial to curved street lines;
 - c. A building lot depth shall not exceed four times the average width of the lot. Consideration in lot layout shall be given to topographic and soil conditions. Lots with irregular shapes (e.g. curves, dog-legs, flag lots, etc.) should not be created unless warranted by conditions of topography, locations of natural features or existing road conditions; and,
 - d. Lots shall meet minimum lot frontage requirements in the *Zoning Bylaws* and for the zoning district in which they are located, unless the lot is approved under the planned residential and planned unit development provisions in the *Zoning Bylaws*.
- 310.5 Landscaping and Screening:** The Planning Commission may require the planting of trees along any new subdivision roads to establish a canopy effect and/or maintain a pedestrian scale where the Planning Commission deems it appropriate (see Landscaping and Screening provisions in the *Zoning Bylaws*). The Commission may require that suitable hardwood shade trees (such as Sugar Maple, Red Maple, Ash or Oak) be planted along streets where trees do not exist. All trees should measure at least 10 feet in height and at least two inches in diameter measured at a point six inches above finished grade level.
- 310.6 Natural Cover:** Land shall be subdivided and developed in reasonable conformity to existing topography in order to minimize grading, cut and fill, and to retain, insofar as possible, the natural contours, limit storm water runoff and conserve the natural cover and soil. After application for approval has been made to the Commission, no topsoil, sand or gravel shall be removed from the subdivision for any other purpose than to meet construction needs for that particular subdivision or to meet any requirements of these Regulations.

6.10.7 Agricultural Zoning *(Amended January 6, 2011)*

Prime land identified by the Natural Resources Conservation Service (NRCS) as "P - prime" or "S - statewide significant" and as described in the Farmland Classification System for Vermont Soils, published by the United States Department of Agriculture (USDA) - NRCS and available at <http://www.nrb.state.vt.us/lup/publications/importantfarmlands.pdf>, is land to be preserved.

These lands are shown on the map, "Important Farmland Soils, Weathersfield, Vermont" printed by Southern Windsor County Regional Planning Commission (SWCRPC) based on data provided by the USDA. Additional information can be obtained from the USDA WebSoil Survey at <http://websoilsurvey.nrcs.usda.gov/app/>.

Applicants or interested parties may challenge applicability of this section 6.10.7 to a project site. Challenges may be based upon the "Farmland Classification System for Vermont Soils" and/or the "Weathersfield, VT, Farmland Conversion Impact Rating" (Appendix #3). A score of less than 160 points on the Weathersfield, VT, Farmland Conversion Impact Rating shall exempt a project site from this Section 6.10.7.

Land uses on P- or S- designated soils other than agricultural or forestry shall require a conditional use permit from the Zoning Board of Adjustment. The Zoning Board shall condition the proposed land use so as to maximize preservation of the protected soils. In no event shall the total area of impermeable surfaces on the P- or S-designated soils - existing and proposed combined - exceed 10% of the total area of the mapped protected soils on the parcel.

A conditional use permit shall not be required when an attached addition to an existing building is proposed that will not result in greater than 10% impermeable surface on the protected soil or on lots which contain three (3) or less acres of contiguous P- or S-designated soils or for an accessory structure that is to be located within 50 feet of the primary structure and that will not result in greater than 10% impermeable surface on the protected soil.

Impermeable surface is defined for the purpose of this bylaw as any manmade surface including, but not limited to, paved and unpaved roads, parking areas, roofs, driveways, walkways, decks and pools that disturb the soil such that it is no longer useable for agricultural purposes.

320.7 Protection of Farm Land: Subdivision boundaries, lot layout and development envelopes shall be located and configured to minimize the encroachment of development onto prime and statewide agricultural soils in accordance with the *Zoning Bylaws*.

e. Subdivisions within the Highway Commercial (HC) and Industrial (IND) Districts shall be designed so that development envelopes ensure that anticipated development will comply with access, road, parking and/or landscaping and screening standards set forth in the *Zoning Bylaws*. In HC Districts, sidewalks and other pedestrian circulation systems shall be required in accordance with Section 370.10 of these Regulations.

9.2.4 Uses Subject to Development Review

For development requiring one or more approvals from an Appropriate Municipal Panel prior to the issuance of a zoning permit, application information and fees as required for such approvals shall be submitted concurrently with the application for a zoning permit and referred to the Administrative Officer.

Conditional Use Process:

Applicant applies to the Administrative Officer, who must refer the application because conditional use approval is required.

The applicant must then ask the Zoning Board of Adjustment to schedule a public hearing on the issue, and such hearing must be held within thirty (30) days of such request.

The Board of Adjustment shall act to approve or disapprove any such request for conditional use within 45 days after the date of the final public hearing and failure to so act within such period shall be deemed approved.

The Board will base its decision on whether the proposed use will result in an undue adverse effect on:

- the capacity of existing or planned community facilities;
- the character of the area; and/or traffic;
- as well as whether all applicable general and special provisions of these Bylaws would be met.

The Board may attach certain additional requirements or conditions to a permit. After such decision is made, the applicant shall have fourteen (14) days to present the conditional use approval and conditions to the Administrative Officer along with an application for a zoning permit. Appeals from a decision of the Board of Adjustment are filed in the Environmental Court.

A performance bond or other surety may be required by the Zoning Board of Adjustment for a conditional use permit. The amount, term and conditions of forfeiture shall be stated in the decision which requires the surety and shall be reflected in the surety contract. The surety contract shall be satisfactory to the Administrative Officer as to form, sufficiency and manner of execution, and shall be filed with the Town Clerk.

Combined Review Process:

In accordance with 24 V.S.A. '4462, in cases where a proposed project will require more than one type of development review, the Planning Commission or Zoning Board of Adjustment may warn and hold a joint hearing or single hearing for the purpose of reviewing and acting on the proposal. The Administrative Officer shall identify proposed projects appropriate for combined review and assist applicants in preparing and submitting coordinated applications to facilitate combined review.

Notice for a combined review hearing shall be made in accordance with 24 V.S.A. '4464(a)(1). The hearing notice shall include a statement that the hearing will be a combined review of the proposed project and list each review process that will be conducted at the hearing.

As applicable, the combined review process shall be conducted in the following order:

- 1) Site Plan
- 2) Access by right-of-way
- 3) Requests for Waivers or Variances
- 4) Subdivision Approval (preliminary and final) or PUD approval
- 5) Conditional Use Review

All hearing and decision requirements and all deadlines applicable to each review process shall apply. Separate written decisions may be issued for each review conducted as part of the combined review, but shall be coordinated where appropriate.

4.3.2(f) Highway Commercial (HC)

Purpose: Areas adjacent to highways or highway intersections with sufficient traffic to support the efficient provision of goods and services to the public. Serves local residents and transients, provides some local employment and helps to broaden the Town tax base. Access drives and curb cuts must be carefully planned to avoid traffic nuisances and dangers.

Uses that do not require a Zoning Permit: The following uses are permitted without a Zoning Permit, provided that these uses are in compliance with these Bylaws:

- Agriculture/Forestry (see Sect. 6.10.8)
- Baby-sitting service (see Sect. 7.13)
- Minor structures (see definitions)
- Temporary signs

Permitted Uses: The following uses are permitted following the issuance of a Zoning Permit by the Administrative Officer:

Permitted Principal Uses:

- Highway Commercial ^{1,2,3}
- Light industrial ^{1,3} (see definitions)
- Self-Storage Facility ≤10,000 sq ft of gross floor area ^{1,2,3,4}
- Small enterprise ^{1,2,3}

Permitted Accessory Uses:

- Accessory use or structure
- Adult day care service (see Sect. 7.13)
- Athletic courts
- Bed and Breakfast (up to 3 bedrooms for transient boarders/tourists)
- Family child care home (see Sect. 7.13)
- Home occupations
- Ponds (see Sect. 6.10.4)
- Seasonal roadside stand (see Sect. 7.11)
- Self-Storage Facility ≤10,000 sq ft of gross floor area ^{1,2,3,4}
- Signs, permanent
- Swimming pool (in ground or aboveground)

Conditional Uses: The following uses are permitted upon the granting of Conditional Use Approval by the Board of Adjustment:

Conditional Principal Uses:

- Adult day care facility ^{1,3} (see Sect. 7.13)
- Church (see Semi-public)
- Contractor's storage ¹ (materials, machinery, heavy equip.)
- Family child care facility ^{1,3} (see Sect. 7.13)
- Gasoline/service station ^{1,2,3}
- Group home
- Indoor recreational facility ^{1,3}
- Inn/small hotel ^{1,3} (see definitions)
- Outdoor recreation facility ^{1,2,3} (see definitions)
- Public water, sewage treatment plant ^{1,2,3}
- Semi-public ^{1,2,3} (Primarily nonprofit: church, museum, library, private club, YMCA, YWCA, mortuary, etc.)
- Self-Storage Facility >10,000 sq ft of gross floor area ^{1,2,3,4}
- Single family dwelling

4.3.2(f) Highway Commercial (cont.)

- Two family dwelling (altered from pre-existing single family dwelling, if no enlargement of structure; no new construction)
- Other uses (as determined after public hearing, by the Board of Adjustment, to be of a similar type and character as those listed above and meeting the purposes of this District)

Conditional Accessory Uses:

- Accessory Dwelling Unit (see Sect. 6.9.1)
- Dock
- Home industry
- Wireless Communication Facilities ^{2,3}

Uses Not Permitted: The following uses are not permitted within this District:

- Campground, resort, children's camp
- Cemetery
- Industrial
- Junkyard, landfill, recycling facility (privately owned)
- Medical facility (see definitions)
- Mineral extraction
- Mobile home park
- Multi-family dwelling or PRD
- Two family dwelling (new construction)
- Non-highway Commercial
- School (see definitions)
- Single family PRD

Area, Land, & Structural Requirements:

1. Only one principal use is allowed per parcel of land.
2. Each principal use requires at least the minimum lot area and minimum required frontage specified for the district in which it is located.
3. Establishment of multiple principal uses on a single parcel of land requires a PUD permit.

Soil or terrain conditions may require larger lot sizes to satisfy Town or State public health regulations; the burden of proof of soil suitability and terrain is on the applicant.

Lot Area Minimum:

Basic District Requirement: 1 acre

Single Family Dwelling: Must meet "Area, Land and Structural Requirements" of RRR 3-5 Zone.

Two Family Dwelling (altered from pre-existing single family dwelling): 1 acre (1 ½ acres if no public water)

Lot Frontage and Setbacks:

Applies for all uses unless increased by the Board of Adjustment as a condition to help a conditional use avoid defeating the purpose of the District.

Frontage	200 feet
Front Setback	40 feet
Rear Setback	25 feet
Side Setback	25 feet

Building Height:

Maximum building height: 35 feet (Amended 6/11/2012)

¹ Site Plan Review required

² General/Special Provisions apply

³ Certificate of Occupancy required

⁴ Expires 8/5/2012 as an interim bylaw; effective 7/9/2012 as a permanent bylaw

WEATHERSFIELD, VT, FARMLAND CONVERSION IMPACT RATING
(Adapted from USDA Form AD-1006)

Landowner: _____

Address: _____

Tax Map Lot # _____

PART I Use [160 points maximum] (see instructions attached)

1. 1. How much of the parcel has been farmed (managed for a scheduled harvest) more than five of the last ten years?
[60 points maximum]

2. If this parcel is chosen for the project, how much of the remaining land on the parcel will become non-farmable because of interference with land patterns? [50 points maximum]

3. How close is the parcel to a village or hamlet?
[25 points maximum]

4. How much of the perimeter of the parcel borders on land in non-urban use? [25 points maximum]

TOTAL FOR PART I

Part II Soil Type (100 points maximum) from page 2
(see instructions attached)

TOTAL

Part II Soil Type

Soil Map Symbol from col. 1, pp. 7- 10	VT Ag Value Group (1-12) from col. 4, pp. 7-10	Relative Value of Ag Value Group (0-100) from pp. 11-12	Percentage of parcel with this type	Weighted Relative Value (Rel Val x % as decimal) (e.g. 10% = 0.10)
TOTAL (transfer to page 1)	-----	-----	-----	

INSTRUCTIONS FOR PART I Actual use [160 points maximum]

Use page 1 of the worksheet above.

1. How much of the site has been farmed (managed for a scheduled harvest) more than five of the last ten years? [60 points]

This factor is designed to evaluate the extent to which the proposed conversion site has been used or managed for agricultural purposes in the past 10 years.

Land is being farmed when it is used or managed for food or fiber, including but not limited to timber products, fruit, nuts, grapes, grain, forage, oil seed, fish and meat, poultry and dairy products.

Land that has been left to grow up to native vegetation without management or harvest will be considered as abandoned and therefore not farmed. The proposed conversion site should be evaluated and rated according to the percent of the site farmed, as follows:

Percentage of Site Farmed Points

95 to 100 percent	60	48 to 50 percent	28
93 to 95 percent	58	45 to 47 percent	26
90 to 92 percent	56	42 to 44 percent	24
87 to 89 percent	54	39 to 41 percent	22
84 to 86 percent	52	36 to 38 percent	20
80 to 83 percent	50	33 to 35 percent	18
78 to 80 percent	48	30 to 32 percent	16
75 to 77 percent	46	27 to 29 percent	14
72 to 74 percent	44	24 to 26 percent	12
69 to 71 percent	42	21 to 23 percent	10
66 to 68 percent	40	18 to 20 percent	8
63 to 65 percent	38	15 to 17 percent	6
60 to 62 percent	36	12 to 14 percent	4
57 to 59 percent	34	9 to 11 percent	2
54 to 56 percent	32	less than 9 percent	0
51 to 53 percent	30		

2. If this site is chosen for the development, how much of the remaining land on the parcel will become non-farmable because of interference with land patterns? [50 points]

This factor tackles the question of how the proposed development will affect the rest of the land on the parcel. The site which deserves the most protection from conversion will receive the greatest number of points, and vice versa. For example, if the project is small, such as an extension on a house, the rest of the agricultural land would remain

farmable, and thus a lower number of points is given to the site. Whereas if a large-scale highway is planned, a greater portion of the land will become non-farmable, since access to the farmland will be blocked; and thus, the site should receive the highest number of points as protection from conversion

Conversions which make the rest of the property nonfarmable include any development which blocks accessibility to the rest of the site. Examples are highways, railroads, dams or development along the front of a site restricting access to the rest of the property.

The point scoring is as follows:

Amount of Land on the Parcel Which Will Become Non- Farmable

25 percent or greater 50

23 - 24 percent	45	13 - 14 percent	20
21 - 22 percent	40	11 - 12 percent	15
19 - 20 percent	35	9 - 11 percent	10
17 - 18 percent	30	6 - 8 percent	5
15 - 16 percent	25	5 percent or less	0

3. How close is the parcel to a village or hamlet? [25 points]

This factor is designed to evaluate the extent to which the proposed site is located near an existing village or hamlet.

The measurement should be the straight line distance from the nearest of the following points to the nearest boundary of the parcel:

Ascutney – center of intersection of Routes 5 and 131

Downer's Corner/Amsden – center of intersection of Routes 106 and 131

Perkinsville – center of intersection of Route 106 and High Street

Weathersfield Bow – center of intersection of Route 5 and Ferry Road

Greater than 1.0 mile	25
Greater than 0.75 mile but less than 1.0 mile	20
Greater than 0.5 mile but less than 0.75 mile	15
Greater than 0.25 mile but less than 0.5 mile	10
Greater than 0.125 mile but less than 0.25 mile	5
Less than 0.125 mile	0

5. How much of the perimeter of the site borders on land in non-urban use? [25 points]

This factor is designed to evaluate the extent to which the land adjacent to the proposed site is nonurban use. This factor evaluates the immediate perimeter of the site.

"Non-urban" uses include:

Agricultural land (crop-fruit trees, nuts, oilseed) Range
land
Forest land
Golf Courses
Non paved parks and recreational areas
Mining sites
Farm Storage
Lakes, ponds and other water bodies
Rural roads, and through roads without houses or buildings
Open space
Wetlands
Fish production
Pasture or hayland

"Urban" uses include:

Houses (other than farm houses)
Apartment buildings
Commercial buildings
Industrial buildings
Paved recreational areas (i.e. tennis courts) Streets in
areas with 30 structures per 40 acres Gas stations
Equipment, supply stores Off-
farm storage Processing plants
Shopping malls Utilities/Services
Medical buildings

Measure the perimeter of the site that is in non-urban and urban use. Where more than 90 percent of the perimeter is in non-urban use, score this factor 25 points. Where less than 10 percent, assign 0 points. If a road is next to the perimeter, class the area according to the use on the other side of the road for that area. Use 1 and $\frac{1}{3}$ acre per structure if not otherwise known. Where 10 to 90 percent of the perimeter is non-urban, assign points as noted below:

Percentage of Perimeter Bordering Land in Non-urban Use

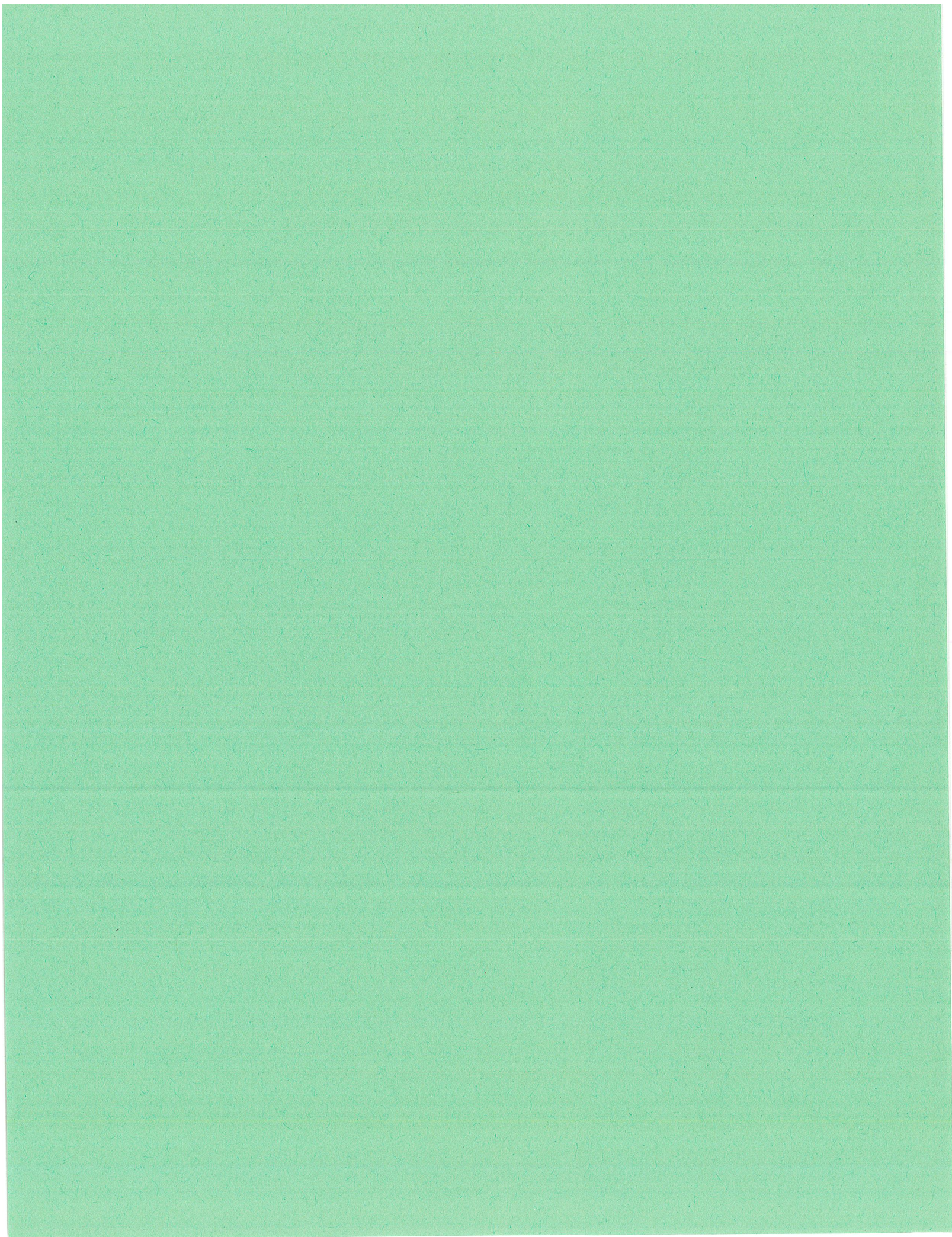
90 percent or greater	25	42 to 49 percent	10
82 to 89 percent	20	34 to 41 percent	8
74 to 81 percent	18	26 to 33 percent	6
66 to 73 percent	16	18 to 25 percent	4
58 to 65 percent	14	10 to 17 percent	2
50 to 57 percent	12	less than 10 percent	0

INSTRUCTIONS FOR PART II Soil [100 points maximum]

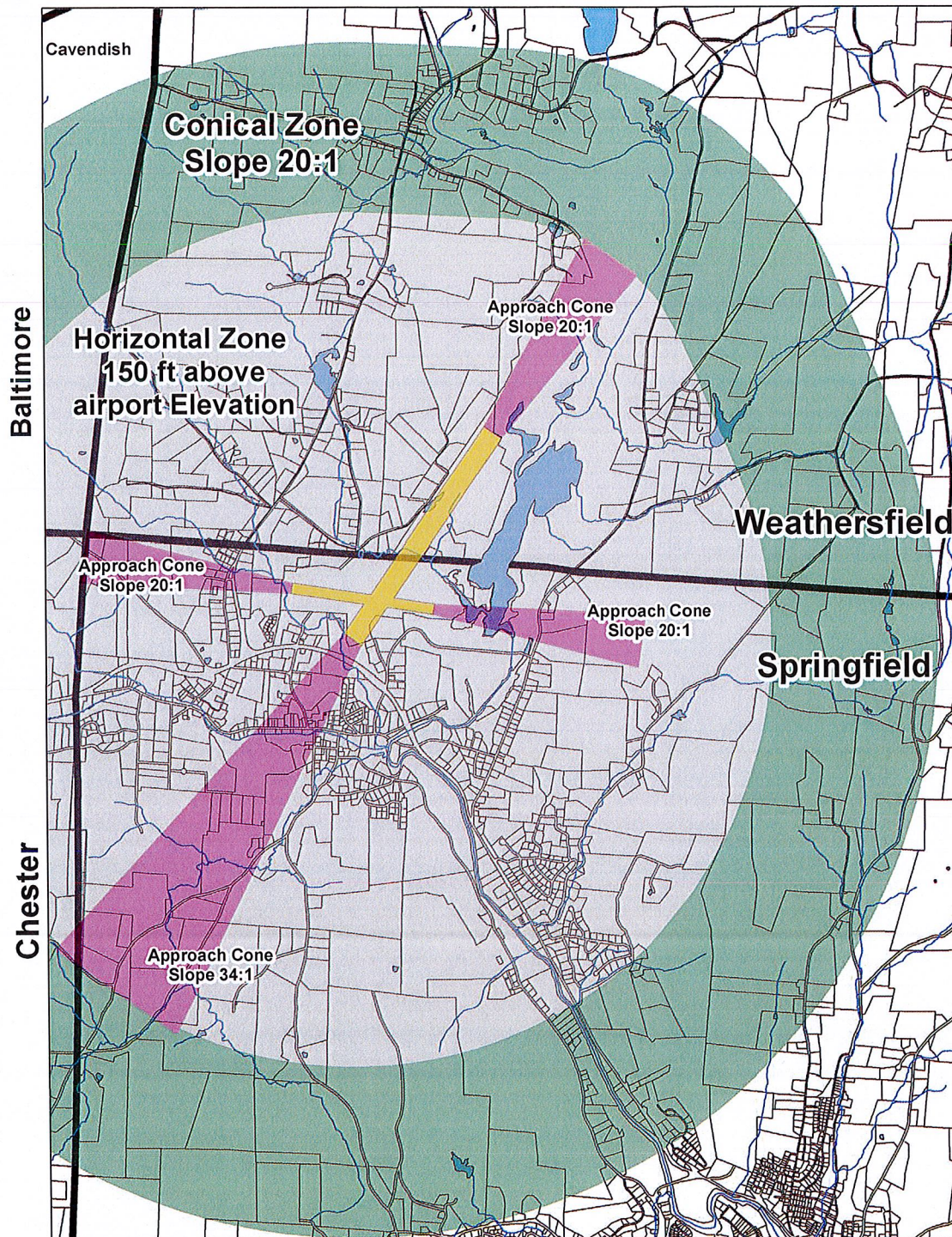
Use page 2 of the attached worksheet.

Score each type of soil (soil unit) shown by the soil maps to be on the site as follows:

1. Determine exact soil type in the Area of Interest from map (e.g. "5C");
2. Determine the "Vermont Agricultural Value Group" from pages 61-64 of "Farmland Classification System for Vermont Soils, June 2006" (e.g. "8");
3. Assign Farm Classification numerical value based upon pp. 9-10 of "Farmland Classification System for Vermont Soils, June 2006" (e.g. "52");
4. Determine the percentage covered by each soil type from the soil map for the Area of Interest.
5. Pro rate the value of each soil type by multiplying the Farm Classification Value by the percentage expressed as a decimal.
6. Add up the points for all soil types. Use this as the total point score for Part II.



Town of Weathersfield Draft Airport Approach Overlay District



**SOUTHERN WINDSOR COUNTY
REGIONAL PLANNING COMMISSION**

P.O. Box 320, Ascutney, VT 05030
802-674-9201 www.swcrpc.org

Sources: Roads (VTrans 2018); Town Boundaries (VCGI 2016);
Parcels: Cavendish (CAI 2009); Parcels: Springfield (CAI 2015);
Parcels: Weathersfield (CAI 2017); Rivers (VHD 2008);
Lakes and Ponds (2008); Primary Surface, Approach Cones,
Conical & Horizontal Zones (CTI 2007)

0 0.35 0.7 1.4 Miles



For planning purposes only. Not for
regulatory interpretation. Data depicted
on this map is based on best available
information.

VT State Plane, Meters, NAD 83

Map Drawn 4/17/2019

- Primary Surface
- Approach Cones
- Conical Zone
- Horizontal Zone
- Lakes & Ponds
- Rivers
- Roads
- Town Boundaries