

Planning Commission
Martin Memorial Hall
5259 Route 5, Ascutney VT
FINAL Planning Commission Meeting Minutes
Monday October 26, 2020 7:00 PM

Planning Commission Members Present:

Paul Tillman
Fred Kowalik
Howard Beach
Michael Todd
Tyler Harwell
Chris Whidden, Zoning Administrator

Online Attendees: Nikita Lenihan

Attendees:

- 1.) Call to Order by Chair, Paul Tillman at 7:00 pm
- 2.) Agenda Review – October 26, 2020

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

- 3.) Comments from Chair and Land Use Administrator

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

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

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

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

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

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

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

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

8.) Hearing for Drumlin Road Subdivision – Gary Brown

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

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

Howard Beach – 2nd

No discussion

Vote - unanimous

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

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

10.) Discussion of Items for Future Agendas

Subdivision application for Crown Point Country Club

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

Howard Beach – 2nd

No discussion

Vote - unanimous

11.) Changes to the Zoning Map

- a. Review designations and boundaries for – tabled for another meeting
 - i. Hamlets
 - ii. Highway Commercial
 - iii. Industrial

Continued discussion on the zoning map.

12.) Any other business that can be legally discussed

None

13.) Executive Session – Personnel

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

Howard Beach – 2nd

No discussion

Vote – unanimous

Executive Session ended at 9:21 pm

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

Howard Beach – 2nd

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

Vote – unanimous

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

Howard Beach – 2nd

No discussion

Vote - unanimous

14.) Adjourn

Howard Beach made a motion to adjourn the meeting.

Fred Kowalik – 2nd

No discussion

Vote - unanimous

Meeting adjourned at 9:25 PM

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

Respectfully,
Chauncie Tillman
Recording Secretary

Planning Commission

Paul Tillman, Chair

Howard Beach, Vice Chair

Fred Kowalik, Clerk

Tyler Harwell, Commissioner

Michael Todd, Commissioner