

FINAL  
TOWN OF WEATHERSFIELD, VERMONT  
MINUTES OF PLANNING COMMISSION MEETING  
Tuesday, 12 November, 2019

I. Call to Order by Vice-Chair, Paul Tillman at 7:01pm

Planning Commission: Howard Beach, Sven Fedorow (Land Use Administrator), Paul Tillman, Michael Todd, Julia Lloyd Wright (Energy Coordinator, ex-officio)

II. Agenda Review - 12 November, 2019 - no changes

III. Comments from Citizens - None

IV. Approval of Meeting Minutes - 28 October, 2019

A motion was made by Michael Todd to approve the Minutes of 28 October, 2019, seconded by Howard Beach. Voted: Unanimously.

V. Zoning Bylaw Updates

- (a) Conservation of Natural Resources bylaw
  - Agricultural soils 3.2.1

Commission members reread and discussed the bylaw and agreed it was ready to go to a public hearing.

- Ponds 6.10.4

The bylaw was also read. There was discussion on total surface area of ponds and maximum depths, hydric soils and permitting. It was agreed it was also ready to go to a public hearing.

- Steep Slopes and High Elevation 6.10.10

High points in Weathersfield, Hawks Mountain, Pikes Peak and Little Ascutney Mountain were also discussed. Primitive camps, (not exceeding 400 sq.ft) with no waste-water facilities to be defined by the Agency of Natural Resources, were reviewed. It was agreed to add a chart to the bylaw showing land over 1,500 feet and above.

- Riparian Buffers 6.10.1

Discussion covered rivers and streams, wetlands and vernal pools. Under currently existing bylaws it can be interpreted that campers were not classified as a 'structure' and need no buffers from streams. Buffers and setbacks are treated differently. Mowing to the edge of a bank or stream was discussed and whether the buffer zone should be 15ft or 10ft and should this depend on stream sizes. Erosion by livestock was discussed and incidence of e-coli.

Sven Fedorow will check for a State map of streams and try to rewrite the bylaw for the next meeting. Paul Tillman proposed using the State guidelines.

A motion was made by Michael Todd to adopt the Agricultural Soils bylaw 3.2.1; Ponds bylaw 6.10.4; Steep Slopes and Elevation bylaw 6.10.10, seconded by Howard Beach. Voted: Unanimously.

Howard Beach asked Sven Fedorow if there could be an outline for the ZBA of the criteria and performance standards.

- (b) Changes to zoning map/districts

It was agreed to table the map until the next meeting on 25 November, 2019.

- (c) Evaluation of and possible changes to definitions in zoning bylaws

The Commission will review all definitions and agreed to start at the next meeting.

VI. Bylaw updates - Status spreadsheet review

The latest sheet(s) will be on the next agenda

VII. Next meeting agenda on Monday, 25 November, 2019

Solar proposal for a 500kW project in Perkinsville  
Contractors and Yards Bylaw Hearing (then pass on to selectboard)  
Definitions  
Zoning Bylaw Updates - Riparian Buffers  
Updated Zoning Map  
Bylaw updates - Status spreadsheet review  
Subdivision checklist

VIII. Adjourn

A motion was made by Michael Todd, seconded by Howard Beach, to adjourn at 8.42pm. Voted:  
Unanimously.