

FINAL
TOWN OF WEATHERSFIELD, VERMONT
MINUTES OF PLANNING COMMISSION MEETING
Monday, 23 September, 2019

I. Call to Order by Chair, Nancy Heatley at 7:01pm

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

Visitors: Doug Reed, Mountain & Valley Firewood, Ethan McNaughton, Property Owner, Plains Road; Renee Wade, Property Owner, Upper Falls Road,

II. Agenda Review -

A motion was made by Michael Todd to move Item VI. Zoning Bylaw Updates (b) Potential firewood processing bylaw after Item IV. Approval of Meeting Minutes 9 September, 2019, seconded by Howard Beach. Voted: Unanimously.

III. Comments from Citizens - None

IV. Approval of Meeting Minutes 9 September, 2019

A motion was made by Michael Todd to approve the Minutes of 9 September, 2019, seconded by Howard Beach. Voted: Unanimously.

VI. Zoning Bylaw Updates

(b) Potential firewood processing bylaw

Members of the Planning Commission received examples, researched by Sven Fedorow, from several Vermont towns taken from their respective bylaws regarding "Firewood Processing and Sales."

- Some required conditional use permits, adequate parking off public roads, locations in industrial districts only, temporary accommodations for personnel employed on the premises or permanent housing for a caretaker.

- The home industry is permitted so long as it is clearly incidental and secondary to the residence.

- The processing of firewood is limited to less than 300 cords a year from off-site logs, with three or fewer employees.

Abutting neighbor, Ethan McNaughton, asked if the bylaw needs to be more specific, and if the Town wants to do it in a Conservation District, bringing loud truck noise levels. He suggested there is a need to look at the neighborhood, and if the Town wants that activity and wider roads, and should there be no day care, and should the Town bring this into other districts such as Conservation, Environmental, Residential and Protected Areas. He also cited the 7am start up time or alarm where people on other properties receive the impact by the noise and the process of bringing in logs, cutting them then sending them out again. Bylaws should include sound buffers, screening and the sample bylaws don't define individual areas. In addition the bylaws need to include a permit, there is no septic, no RV and no building or manufactured building or facilities for four employees., Weathersfield should look at the decibel level.

Paul Tillman said the Planning Commission was not spot zoning but looking globally at the town and whether it's right or not, and we are trying to decide what Weathersfield wants.

The Planning Commission is currently reviewing the Proposed Zoning Districts in 2019 for the DRAFT Future Land Use Map provided by the Southern Windsor County Regional Planning Commission (SWCRPC) and looking at a multiple use on properties.

Property owner Renee Wade came to speak to the Commission regarding another incident in town where there is equipment and a wood processor running all day long, it is very loud and the business has continued to escalate. She has a three-year old child and this business shares the same access driveway and is very close to her boundary.

Doug Reed said that every town has a permitted use (for processing firewood) but Michael Todd, on behalf of the Planning Commission, said there are limits and he invited Ethan McNaughton to participate in the discussion. There was a discussion on the farm exemption for truck traffic and noise.

To be continued at the next meeting on 28 October, 2019:

- (c) Conservation of Natural Resources bylaw
 - Agricultural soils
 - Ponds
 - Steep Slopes and High Elevation
 - Riparian buffers

VII. Bylaw updates - Status spreadsheet review

V. Staff update - Interim Town Manager position

Sven Fedorow has been appointed, by the selectboard, to handle the responsibilities of the Interim Town Manager with the departure of former Town Manager, Ed Morris. This will include his extended hours at the Town Office until a new Town Manager is appointed. He will continue with his current position of Land Use Administrator.

VI. (a) Draft zoning district map

Sven Fedorow will ask the SWCRPC to make some name changes.

There was a discussion on the map and conserved lands.

The listers keep records and a map of all conservation properties and deeded rights. Some of these lands do not appear on the SWCRPC DRAFT Proposed Zoning Districts map.

Michael Todd suggested the Commission invite Jason Rasmussen, Senior Planner, SWCRPC to the next Planning Commission meeting on 28 October, 2019.

VIII. Next meeting agenda, 28 October, 2019

Items not discussed will be added to the next Agenda.

IX. Adjourn

A motion was made by Paul Tillman to adjourn at 9pm, seconded by Michael Todd. Voted: Unanimously