

FINAL  
TOWN OF WEATHERSFIELD, VERMONT  
MINUTES OF PLANNING COMMISSION MEETING  
Monday, 9 September, 2019

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

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

Visitors: Allan and Jean Swanson, subdivision 482 Skyline Drive and William C. Metzger, Skyline Drive; Nikita Lenahan, Fred Kowalik, Norwich Solar Technologies; Doug Reed and Meghan Reed, Mountain & Valley.

II. Agenda Review - Minutes of 26 August, 2019

A motion was made by Michael Todd to approve the Minutes of 26 August, 2019 following Item 6. Final Plan Review Allan and Jean Swanson, 482 Skyline Drive. seconded by Paul Tillman. Voted: Unanimously.

III. Comments from Citizens -

Fred Kowalik speaking with regard to the Town of Weathersfield/Norwich Solar Technologies solar energy project at the Transfer Station said as an abutter and in response to his letter written to the PUC during the comment period, he received a letter from the Agency of Natural Resources that the project "raised significant issues in Section 248 wetlands and springs."

IV. Approval of Meeting Minutes 26 August, 2019

A motion was made by Michael Todd to approve the Minutes of 26 August, 2019, seconded by Paul Tillman....

V. Final plat review:

The Weathersfield Planning Commission to hold a public hearing on Monday, September 9, 2019 at 7:15pm at the Town Office/Martin Memorial Hall for the purpose of considering the following plat review application: Allan H. & Jean K. Swanson at 482 Skyline Drive (Parcel #13-01-02) to subdivide existing 59.222 acre parcel into (a) one parcel measuring 50.391 acres and (b) 8.931 acres.

Chair Nancy Heatley opened the Hearing at 7:15pm and read the Notice of Public Hearing for the Final Plat Review.

The Commission reviewed and checked off the Plat/Mapping and Document Requirements of the final Plat Checklist.

Allan Swanson said he will supply the Mylar. There was change in the road alignment for the driveway corners, these were now correct and set to the Swanson house. He said the house is on the large parcel and the eight acres would require permits.

Sven Fedorow said that there were no comments from abutting neighbor Anthony Roisman to trigger permits and the driveway and the existing frontage are OK. Allan Swanson said the house and 50 acres were for sale, he might build on the lot but it was not definitive.

Allan Swanson will need to add the setbacks on the plat. The Final Plan will also need a stamp.

Chair Nancy Heatley closed the Hearing at 7:40pm

A motion was made by Paul Tillman to approve the subdivision for Allan H. and Jean K. Swanson, seconded by Michael Todd. Voted: Unanimously.

IV. Continuation of Approval of Meeting Minutes 26 August, 2019

A motion was made by Michael Todd to approve the Minutes of 26 August, 2019, seconded by Howard Beach. Voted: Unanimously.

VI. Discussion regarding Roisman subdivision (decided 2 November, 2017)

There was no representation at the subdivision hearing from Anthony Roisman. Sven Fedorow said that Anthony Roisman had been notified of the recent hearing by certified mail.

## VII. Zoning Bylaw Updates

### (a) Discussion of potential forestry/wood processing bylaw

A suggested change in the titled bylaw was suggested to read: "potential firewood processing."

The Future Land Use Map, dated May 1, 2017 has not been adopted on the current map. Following a discussion on C.10 Conversation districts, Howard Beach said, although it has not been adopted, "...It will drastically change the outlook of the town to preserve 10 acre development. Trying to cluster development on C.10 land was mentioned and to review a land use overlay of C.10. Tyler Harwell suggested getting an overlay of the Regional Plan, too and Future Land Use.

A discussion took place with Doug Reed and his request for an alternative bylaw to include firewood processing. Before drafting a bylaw the commission would like to speak with Ethan McNaughton, and consider the language definition to solve problems. Sven Fedorow suggested a plan that could consider wording, but Howard Beach asked how the Commission could approve a business use for 3-5 area districts as a business use? In a C.10 prime use business the house would be subordinate he said.

Doug Reed proposed wording for a bylaw and petition and gave the Commission a copy. Sven Fedorow was asked to look at area towns, their hours and districts then come up with a proposed bylaw for discussion.

### (b) Conservation of Natural Resources bylaw

- Agricultural soils
- Ponds
- Steep Slopes and High Elevation
- Riparian buffers
- C10 Conservation bylaw

## VIII. Bylaw updates - Status spreadsheet review

### IX. Next meeting agenda, 23 September, 2019

Under current item VII (b) - C10 Conservation Law was added.

Other items not discussed will be added to the next Agenda.

### X. Adjourn

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