

FINAL
TOWN OF WEATHERSFIELD, VERMONT
MINUTES OF PLANNING COMMISSION MEETING
Monday, 26 August, 2019

I. Call to Order - Vice-Chair, Paul Tillman called the meeting to order at 7:03pm.
Planning Commission: Howard Beach, Sven Fedorow (Land Use Administrator), Paul Tillman, Michael Todd, Julia Lloyd Wright (Energy Coordinator, ex-officio)
Visitors: Nikita Lenahan, Fred Kowalik, Norwich Solar Technologies; Doug Reed, Mountain & Valley.

II. Agenda Review - Minutes of 22 July, 2019 were added for approval.
A motion was made by Michael Todd to move the Minutes of 22 July, 2019 and 12 August, 2019 following Item 6. Comments on materials submitted to PUC on Weathersfield Transfer Station project, seconded by Howard Beach. Voted: Unanimously.

III. Comments from Citizens -
Nikita Lenahan said, regarding the solar array the Town proposes to install at the Transfer Station, that she is not upset with the Town but with the process.

V. Discussion of potential forestry/wood processing bylaw
The Commission reviewed and discussed Title 24 V.S.A. and Forestry Operations 10 V.S.A. s/s 2602 definition (6) which "includes the primary processing of forest products of commercial value on a parcel where the timber harvest occurs." Doug Reed said that the "Town Bylaws say that 'Forestry' does not need a permit." Paul Tillman said he wants to see the Future Land Use Map which was not included in the Zoning Bylaws Draft of May 31, 2017.

Sven agreed that the Town bylaws need to be written more clearly because under State law (on forestry operations) it's the State that governs.

Howard Beach voiced his concerns that the Commission should not be holding this discussion outside the court. Doug Read is currently waiting for a decision to be handed down by the Environmental Court. Paul Tillman said he wants to talk about the proposed bylaw and understand how using this information the Commission would want the Town to go forward on what we know to make things more clear. Sven Fedorow suggested making some changes like reduced setbacks and to reduce some restrictions; to reiterate what is not State Law, only reference, and do away with Town Law where the Town of Weathersfield has no jurisdiction. Doug Reed showed the commission a copy of a petition with his proposed bylaw drawn up by his attorney to go on the ballot at Town Meeting. It was not accepted by the Commission and Paul Tillman said the Commission should not comment on it. Howard Beach reiterated that the Commission should not be talking and the Commission should not be crafting regulations for Doug Reed's zoning.

Sven Fedorow will contact the Town attorney to see if he is available for the next meeting and send him an e-mail regarding the Planning Commission concerns. He will also contact the Southern Windsor County Regional Planning Commission (SWCRPC) to obtain sub-division maps and tables and look at the zoning maps with a reference on business.

Doug Reed said that he wants to change the bylaw so what he wants is a permitted use.

VI. Comments on materials submitted to PUC on Weathersfield Transfer Station project.
Sven Fedorow said he had reviewed the application that went to the PUC (Public Utility Commission) and abutting neighbors and had two to three comments.

Esthetics - There will be very limited use and it will not be visible

Audible effects - minor decibels comparable to a whisper

Ground Water/Storm Water - the construction will not impede the flow of water

There are no issues for September 9, 2019, when the PUC comment period ends.

Sven Fedorow said the Town now has to negotiate lease terms for the project.

He will draft a note from the Planning Commission to the Selectboard stating they have no comments for the PUC.

IV. Approval of Meeting Minutes - 22 July, 2019 and 12 August, 2019

A motion was made by Michael Todd to approve the Minutes of 22 July, 2019, seconded by Howard Beach. Voted: Unanimously.

A motion was made by Michael Todd to approve the Minutes of 12 August, 2019, seconded by Howard Beach. Voted: Unanimously

VII. Zoning Bylaw Updates

- (a) 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, 9 September, 2019

* Final plat review, 482 Skyline Drive/Allan Swanson: Monday, 9 September, 2019

X. Adjourn

A motion was made by Michael Todd to adjourn at 9:10pm, seconded by Howard Beach. Voted: Unanimously