

FINAL  
TOWN OF WEATHERSFIELD, VERMONT  
MINUTES OF PLANNING COMMISSION MEETING  
Monday, 22 July, 2019

I. Call to Order - Vice-Chair, Paul Tillman called the meeting to order at 7:03pm.  
Planing Commission: Howard Beach, Sven Fedorow (Land Use Administrator), Tyler Harwell, Paul Tillman, Michael Todd, Julia Lloyd Wright (Energy Coordinator, ex-officio)  
Visitors: Ed Morris, Town Manager, Jeff Pelton, Conservation Commission

III. Agenda Review - 22 July, 2019

Item II. Executive Session was moved to follow Item V. Approval of Meeting Minutes.

VI. Comments from Citizens - None

V. Approval of Meeting Minutes - 8 July, 2019

A motion was made by Tyler Harwell to approve the Minutes of 8 July, 2019, seconded by Howard Beach. Voted: Unanimously.

II. Executive session per 1 V.S.A. s/s 313(3) (personnel)

A motion was made by Michael Todd to go into Executive session at 7:10pm to discuss personnel issues, seconded by Howard Beach. Voted: Unanimously

A motion was made by Howard Beach to come out of Executive session at 8:57pm, seconded by Tyler Harwell. Voted: Unanimously.

A motion was made by Michael Todd to support a recommendation by Ed Morris to consider combining or creating a Land Use Administration and an assessor position. This would be a change from the elected Lister position to an appointed position, seconded by Howard Beach. Voted: Unanimously.

VI. Zoning Bylaw Updates

(a) Conservation of Natural Resources bylaw  
- Agricultural zoning

3.2.1 Agricultural soils

Following discussion it was agreed that three acres falls beneath the State threshold for agricultural practices. The proposed new bylaw should read: (1) Conditional use approval is required for any development or use on "prime" or "statewide significant soils" as defined by the US Department of Agriculture, unless one of the following exemptions applies:

(c) should now read: The parcel is four acres or less in size; of contiguous agricultural soils.  
Sven Fedorow will prepare a final draft for the next meeting.

3.2.7 Steep slopes and high elevation

Weathersfield exemptions included Outdoor recreational trails (e.g. walking, hiking, cross-country skiing and snowmobile trails) which do not require the installation of structures or parking areas.

Development for steep slopes in several other towns was discussed

It was agreed that a chart with industry standards on "How to calculate slope" with Approximate Slope Conversions and How to estimate disturbance area" should be included with the town bylaw. Sven Fedorow will have a draft for the next meeting.

3.2.5 Pond Construction

A variety of sizing was discussed, setbacks and the amount of cubic feet of water, plus slope and whether it will be used for a fire pond or snowmaking. State requirements are listed under 10 V.S.A., Chapter 41.

Sven Fedorow will have a draft bylaw available for the next meeting.

VII. Next meeting agenda, 12 August, 2019

Zoning Bylaw Updates: Streambank conservation/Riparian buffers will be on the agenda for the next meeting, plus (b) Exemptions.

VIII. Adjourn

A motion was made by Michael Todd to adjourn at 9:05pm, seconded by Howard Beach. Voted:  
Unanimously