

FINAL  
TOWN OF WEATHERSFIELD, VERMONT  
MINUTES OF PLANNING COMMISSION MEETING  
Monday, 8 April, 2019

I. Call to Order - Vice-Chair, Paul Tillman called the meeting to order at 7:01pm.

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

Visitor: Heather Shand, Conservation Commission

II. Agenda Review - 8 April, 2019 - no change

III. Approval of Meeting Minutes - 11 March, 2019 and 25 March, 2019

A motion was made by Howard Beach to accept Minutes of 11 March, 2019, seconded by Michael Todd. Voted: Unanimously.

A motion was made by Michael Todd, to accept the Minutes of 25 March, 2019, seconded by Howard Beach. Voted: Unanimously

IV. Comments from Citizens - Heather Shand, Conservation Commission member, has an environmental background and is interested in the DRAFT Enhanced Energy Plan for the town.

V. Ethics and Conflict of Interest Policy

Commission members who were present signed their copies, Michael Todd had already signed off as a member of the selectboard.

VI. Recap of 25 March, 2019 solar discussion

Next Steps

By consensus there was a favorable reception to the presentation made by Annette Smith, Executive Director of Vermonters for a Clean Environment. She had prepared a 35-page paper on her research on Enhanced Energy Planning. This also included results of videos and meetings of the Solar Siting Task Force and the Energy Generation Siting Policy Commission. Information also included PUC (Public Utility Commission) and the Act 174 Working Group meetings. Efficiency Vermont supplied figures showing electricity consumption for the ten towns in the Southern Windsor County Region. Statistics for Weathersfield showed population, residential heating and electricity usage, existing generation (solar) targets through 2010 and potential renewable generation. Proposed mapping for further solar and wind generation sites were included.

Esthetics standards were discussed and the further protection/screening of already specified landmark views where solar/wind sitings should be discouraged. There was concern that earmarking selected sites on the map for large-scale renewable energy systems would invite development.

There was discussion on public outreach and the need to involve the general public in the Enhanced Energy Planning process and how the town wants to move forward. Few people attend Conservation/Planning/Zoning Meetings. Suggestions given for announcing dates/times for hosting special informational meetings were: Town Flyer, social media, mailed postcards, area newspapers and SAPA-TV.

VII. Zoning Bylaw Updates

(a) Airport Overlay District Map

Mapping of the Weathersfield Draft Airport Approach zone prepared by SWCRPC was agreed upon. A copy of the proposed bylaw based on the one for Springfield, VT was reviewed. Sven Fedorow will include this on the agenda for the next meeting.

(b) Minimum lot size bylaw

Sven Fedorow said the Zoning Board needs criteria and guidelines for conditional use and denial of applications for a house. There was discussion on when to invoke conditional use and respect for an abutting neighbor. The next step will be for more research and the need to be specific regarding variance and modifications.

VIII. Proposals for next meeting agenda

- Zoning Bylaw Updates

(c) Conservation of Natural Resources bylaw

- Agricultural Zoning
- Places having unique ecological interest or value
- Connecticut River
- Pond construction
- Steep slopes and high elevation
- Streambank conservation
- Wetlands
- Damaged structures

IX. Adjourn

A motion to adjourn was made by Howard Beach at 8:55pm, seconded by Michael Todd. Voted: Unanimously