

1 Planning Commission  
2 Martin Memorial Hall  
3 5259 Route 5, Ascutney VT  
4 Planning Commission Meeting Minutes  
5 Monday, July 12, 2021 6:30 PM  
6

7 Planning Commission Members Present:

8 Paul Tillman  
9 Michael Todd  
10 Howard Beach  
11 Joe Bublat (Online)  
12 Tyler Harwell  
13 Chris Whidden, Zoning Administrator (Online)  
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15  
16 1.) Call to Order by Chair Howard Beach at 6:32 pm

17 2.) Agenda Review – July, 12, 2021

18 No changes

19 3.) Comments from the Chair and Land Use Administrator

20 Chris Whidden noted that he has received 2 subdivision applications; one for Warren Stevens who will  
21 be representing himself and Gary Brown has completed his application and will be represented by Gary  
22 Rapinotti.

23 4.) Comment from Citizens regarding items not on the agenda

24 None

25 5.) Approval of Meeting Minutes – June 14, 2021 and June 28, 2021

26 Michael Todd made a motion to approve the minutes from June 14, 2021

27 Chris Whidden – 2nd

28 No Discussion

29 Vote – unanimous  
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31 Michael Todd made a motion to approve the minutes from June 28, 2021

32 Chris Whidden – 2<sup>nd</sup>

33 No Discussion

34 Vote - unanimous  
35

36 6.) Presentation of approved bylaws for Commission's final approval and dispatch to Selectboard  
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38 Chris Whidden prepared a Memorandum to present to the Selectboard titled "Bylaws for Selectboard  
39 approval and publication". (Please see full memorandum in the Planning Commission packet dated 7-  
40 12-21)  
41

42 After review, the follow noted areas were suggested changes.

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Currently Reads:

“The Weathersfield Zoning Bylaws (“the Bylaws”) were last amended and adopted in 2017. The zoning map that was adopted at that time resulted in 80% of the Town being zoned “C-10 – Conservation”. Since then, the South Windsor Regional Planning Commission (SWRCP) has recommended that Town make changes to the Bylaws to allow for a more reasonable amount of Conservation district relative to the total area of Weathersfield; and to promote the goals set forth in the Town Plan, such as residential and commercial growth.”

Suggested Changes:

“The Weathersfield Town Plan was last amended and adopted on 10-21-2015, which contained the future land use map that was adopted at that time resulted in 80% of the Town being zoned “C-10 – Conservation”. Since then, the South Windsor Regional Planning Commission (SWRCP) has recommended that Town make changes to the Bylaws to allow for a more appropriate amount of Conservation district relative to the total area of Weathersfield; and to promote the goals set forth in the Town Plan.”

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Currently reads:

“Most noteworthy, much of the C-10 Conservation district has been rezoned to become mostly residential zones that can be developed into single family and multi-family dwellings, as recommended by SWRPC. Home occupations are now a use that does not require a permit in any zone. Also, Home Business Level 1 is a permitted use in each district and Home Business Level 2 is either a conditional use, or a non-permitted use (depending on the zone.)

Suggested changes:

“Most noteworthy, much of the C-10 Conservation district has been rezoned as recommended by Mount Ascutney Regional Planning. Home occupations are now a use that does not require a permit in any zone. Also, Home Business Level 1 is a permitted use in each district and Home Business Level 2 is either a conditional use in permitted districts only.

Remove “The changes to the definitions of the respective zones and the zoning map are currently up for consideration by the Selectboard.”

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Remove “It is worth noting that SCOTUS has held line-item vetoes as unconstitutional, so the Selectboard must consider the Bylaws in the entirety. Thus, the Selectboard has two options regarding this request. After holding the required public hearings, the Selectboard can 1.) Approve the proposed copy of the Bylaws for publication; or 2.) send the Bylaws back to the Planning Commission with proposed edits to the Bylaws. All notice and hearing requirements were met as prescribed under Title 24 of the Vermont Statutes.”

7.) Review of remaining Definitions and proposed Zoning Map

Please refer to Bylaw update status as of 7/6/21.

Red refers to items not done.

Yellow refers to maybe done.

Green refers to done.

Purple refers to unchanged bylaws.

8.) Discussion of Items for Future Agenda

- Energy section of the Town Plan
- Airport
- Subdivision hearings

Michael Todd made a motion to set the hearing for Warren Steven's subdivision for August 9<sup>th</sup>, 2021 for 7:15 pm and the hearing for Gary Brown's subdivision for August 9<sup>th</sup>, 2021 for 7:30 pm.

Paul Tillman – 2<sup>nd</sup>

No Discussion

Vote Unanimous

9.) Any other business that can be legally discussed

None

10.) Adjourn

Michael Todd made a motion to adjourn at 8:25pm

Tyler Harwell – 2<sup>nd</sup>

Discussion – none

Vote – unanimous

Next Planning Commission Meeting is scheduled for Monday, July 26, 2021 at 6:30 pm at Martin Memorial Hall.

Respectfully,  
Chauncie Tillman  
Recording Secretary

**Planning Commission**

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Howard Beach, Chair

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Joseph Bublat, Chairperson

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Tyler Harwell, Chairperson

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Paul Tillman, Vice Chair

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Michael Todd, Chairperson