

Planning Commission
Martin Memorial Hall
5459 Rte 5 Ascutney, VT
Planning Commission Meeting
Monday, October 24, 2022 6:30 PM

Planning Commission Members Present:

Paul Tillman
Howard Beach
Joseph Bublat
Tyler Harwell
Michael Todd (arrived at 6:48 pm)

Ryan Gumbart, Land Use Administrator

Attendees: John & Patti Arrison, Colby Hodgdon, Jeannie Surrell

Online Attendees: Jason Rasmussen, Bart Mair, Todd Hindinger

1. Call to Order made by Paul Tillman, Chair at 6:32 pm.
2. Agenda Review
No Changes
3. Comments from the Chair and Land Use Administrator

Paul Tillman asked anyone if they had issues with the new Planning Commission Agenda format.

4. Comments from Citizens regarding items not on the agenda.
None
5. Approval of Meeting Minutes – September 26, 2022

Tyler Harwell made a motion to approve the minutes from 9-26-22.
Howard Beach– 2nd
No discussion
Vote – unanimous

6. Sketch Plan Review – Hodgdon continuation

Application # 22.03.30.1
Colby Hodgdon
Tax Map/Parcel Number 05-03-40

Sketch Plan Map was available for viewing and questions.

Colby Hodgdon also provided the following for review by the Planning Commission to go with his subdivision application:

- Community Facility Project Review and Sign-Off sheet, completed and signed by all necessary departments.
- Wastewater System and Potable Water Supply Permit completed.
- Final Decree of Distribution – Real Property

Jeannie Surrell had some concerns about the location of the access to the driveway as her property is in the area where the proposed access is. Colby has another option for access to the property as well if the first option does not work.

The Planning Commission recommendation was for Colby to look at right of way easements for both Lawrence Farm Road and Woods Road. They also want Colby to have the dog leg section of the parcel changed to a right of way and redefine Lot 2's boundaries to make a more uniform shaped lot.

Colby is also going to check on the deed parcel line for the salvage yard in the Southeast corner of the new Lot 2.

7. Sketch Plan Review – Arrison

Application # SPR.22.10.19.1

John & Patti Arrison

Tax Map/Parcel Number G80225

Proposed access off reclassified trail to C4.

Alternate access off C3 road with right of way.

Michael Todd made a motion to warn a hearing for John & Patti Arrison subdivision for November 14, 2022 at 6:30 PM.

Joseph Bublat – 2nd

No further discussion

Vote – unanimous

8. Sketch Plan Review – Fairbrother continuation

No Update

9. Town Plan – Energy Section – review changes with Regional Planning Commission

Jason Rasmussen was online to review the Energy Section of the Town Plan with the Planning Commission.

Changes to the Energy Plan as follows:

****Please refer to the Planning Commission Packet dated 10-24-22 for the DRAFT***

- Section 7.2 – Keep just the black text.
- Section 7.2.1.3 – Remove Paragraph 3
- Section 7.2.5 – Keep new wind section, start looking at wind resource data. Is there a map to review?
- Section 7.2.6 – Move to section 7.3 Renewable heat pumps
- Section 7.4.2 – Removal all of last paragraph
- Section 7.5 – Add in Weathersfield
- Section 7.6 – Expand on examples, remove scenic references as they will be expanded in a separate document.

Remaining Energy Plan will be continued at a future meeting.

10. Review – Preferred Site Checklist – Review and modify if needed – tabled for future discussion

11. Bylaws – PUD Review Section – tabled for future discussion

12. Bylaws – Table of Districts and Uses: Start Review – tabled for future discussion

13. Discussion of items for future agendas

- Review – Preferred Site Checklist – Review and modify if needed
- Bylaws – PUD Review Section
- Bylaws – Table of Districts and Uses: Start Review

14. Any other business that can be legally discussed.

15. Adjourn

Tyler Harwell made a motion to adjourn at 9:04 pm

Michael Todd – 2nd

No discussion

Vote – unanimous

Next Planning Commission Meeting is scheduled for Monday, November, 14 2022 at 6:30 pm at Martin Memorial Hall.

Respectfully,
Chauncie Tillman
Recording Secretary

Planning Commission

Howard Beach, Vice - Chair

Joseph Bublat, Clerk

Tyler Harwell, Chairperson

Paul Tillman, Chair

Michael Todd, Chairperson

