

Planning Commission
Martin Memorial Hall
5459 Rte 5 Ascutney, VT
Planning Commission Meeting Minutes
Monday, September 13, 2021 6:30 PM

Planning Commission Members Present:

Paul Tillman
Michael Todd
Howard Beach
Tyler Harwell
Joseph Bublat

Attendees: Brandon Gulnick, Town Manager, Alex Taft, Gary Rapinotti, deForest Bearse, Gary Brown, Jason Rasmussen, Sue Compo, Robert Compo,

- 1.) Call to Order by Chair Howard Beach at 6:35 pm
- 2.) Public Hearing: Subdivision Application Review on Drumlin Road – 6:30 pm

The Planning Commission is holding a Public Hearing for a Subdivision Application Review on Monday, September 13, 2021 at 06:30PM

Applicant Gary Brown proposes to subdivide his 40.15-acre property (Weathersfield Parcel # 11-02-05) at Drumlin Road, Perkinsville, Vermont into four (4) lots of 5.87, 5.83, 6.07, and 22.38 acres respectively. The lot is zoned RR-1. No structural development is part of this application; only the division of the land into the aforementioned four (4) lots.

In accordance with 24 V.S.A § 4464(a)(1) and 24 V.S.A §4463, and the Town of Weathersfield Subdivision Regulation, the Weathersfield Planning Commission will hold a public hearing to consider the subdivision application and sketch plan review for this project. Information regarding this application is available upon request at Martin Memorial Hall.

Gary Rapinotti presented on behalf of Mr. Brown

This is a 4-lot subdivision at the end of Drumlin Road.

Lot 1 is existing at 5.87 acres

Lot 2 is a new lot at 2.583 acres

Lot 3 is a new lot at 3.607 acres

Lot 4 is a new lot at 23.38 acres

They have a waiver for deferred lots 2 – 4 and have had them tested. These will work for septic, but they have not applied for septic at this time.

They have 50 foot right of way to lots 3 & 4.

Paul Tillman asked if there was a maintenance agreement for the driveway? There is not currently, but they can get that.

Well and septic are not on the map for the existing house.

After review of the Plat Checklist, Michael Todd provided Alex Taft and Gary Rapinotti with a list of items that need to be addressed for the next meeting:

- Well/Septic for Lot 1
- Note for the perk test and State permit requirements
- Driveway agreement for maintenance
- Letters from the Fire Departments for accessibility
- Update the waiver heading of Development Rights

Michael Todd made a motion to continue the hearing for the subdivision on Drumlin Road to September 27, 2021 at 6:30 pm.

Paul Tillman – 2nd

No further discussion

Vote - unanimous

3.) Public Hearing: Subdivision Application Review on Goulden Ridge Road – 7:15 pm

The Planning Commission is holding a Public Hearing for a Subdivision Application Review on Monday, September 13, 2021 at 07:00PM.

Applicant Warren Stevens proposes to subdivide his 55.08-acre property (Weathersfield Parcel # 09-01-05.3) at Goulden Ridge Road, Weathersfield, Vermont into two equal parcels, each 27.54 acres. The lot is zoned C-10. No structural development is part of this application, only the division of the land into the aforementioned lots.

In accordance with 24 V.S.A § 4464(a)(1) and 24 V.S.A §4463, and the Town of Weathersfield Subdivision Regulation, the Weathersfield Planning Commission will hold a public hearing to consider the subdivision application and sketch plan review for this project. Information regarding this application is available upon request at Martin Memorial Hall.

Warren Stevens came to present the subdivision application with maps. He would like to subdivide his 55.08 acres into 2 separate 27.54 acre lots.

After review of the Plat Checklist, Michael Todd provided Alex Taft and Warren Stevens with a list of items that need to be addressed for the next meeting:

- Access points for both lots with letters from Ray Stapleton, Highway Supervisor
- Letters from Fire Department for accessibility
- Perk test
- Update the waiver heading of Development Rights

Paul Tillman made a motion to continue the hearing for the subdivision for Goulden Ridge Road to September 27, 2021 at 7 pm.

Michael Todd – 2nd
No further discussion
Vote – unanimous

4.) Comments from Citizens, Planning Commission Members and Town Manager

No comments from Citizens, Planning Commission or Town Manager.

5.) Approval of Meeting Minutes –August 23, 2021

Michael Todd made a motion to approve the meeting minutes from August 23, 2021 with any corrections.

Paul Tillman – 2nd
No discussion
Vote - unanimous

6.) Discussion: State Guidelines for size of hotels and motels

Further discussion was had on the size of hotels and motels

7.) Discussion: Possible site for airport – tabled for future meeting

8.) Executive Session: Personnel

Howard Beach brought the Planning Commission out of Executive Session at 9:15 pm.

Tyler Harwell made a motion to approve and send a letter to the Selectboard regarding the Land Use Administrator position, hours and pay.

Michael Todd – 2nd
No further discussion
Vote – unanimous

Dear Weathersfield Selectboard,

The Planning Commission is requesting the Selectboard supply the Planning Commission with a job description for the Land Use Administrator position, including a salary range, scope of duties and whether the position is full-time or part-time. In order that the Planning Commission can proceed with advertising and interviewing candidates this preliminary step must be accomplished.

Thank you very much for your prompt attention to this matter.

Very Truly Yours,

By and on behalf of the Weathersfield Planning Commission

Signed by all members.

130 9.) Discussion: Items for Future Agenda

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132 Airport

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134 10.) Other Business that can be legally discussed

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136 None

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138 11.) Adjourn

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140 Paul Tillman made a motion to adjourn at 9:16 pm

141 Joseph Bublat – 2nd

142 No discussion

143 Vote - unanimous

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145 Next Planning Commission Meeting is scheduled for Monday, September, 27, 2021 at 6:30 pm at
146 Martin Memorial Hall.
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149 Respectfully,
150 Chauncie Tillman
151 Recording Secretary
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Planning Commission

Howard Beach, Chair

Joseph Bublat, Chairperson

Tyler Harwell, Chairperson

Paul Tillman, Vice Chair

Michael Todd, Chairperson

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