

Planning Commission  
Martin Memorial Hall  
5459 Rte 5 Ascutney, VT  
Planning Commission Meeting Minutes  
Monday, January 10, 2022 6:30 PM

Planning Commission Members Present:

Paul Tillman, Online  
Howard Beach  
Michael Todd, Online  
Tyler Harwell, Online  
Joseph Bublat

Attendees: Ryan Gumbart, Land Use Administrator, deForest Bearse

Online Attendees: Alexander Taft, Jason Rasmussen

- 1.) Call to Order by Chair Howard Beach at 6:31 pm
- 2.) Agenda Review – no changes
- 3.) Comments from the Chair and Land Use Administrator  
None
- 4.) Comments from Citizens on items not on the agenda.

Ryan Gumbart, Land Use Administrator presented the Drumlin Road subdivision. There is a discrepancy on Drumlin Road and who owns the full road, the Town or Gary Brown. The subdivision was correct and approved by the Planning Commission 9-27-21. Per the Planning Commission as long as the mylar matches what was approved at the subdivision hearing, it can be signed by the Planning Commission Chair and filed.

The Drumlin Road dispute is not something the Planning Commission handles.

- 5.) Approval of Meeting Minutes – 27 December 2021

Michael Todd made a motion to approve the minutes from 12-27-21.

Tyler Harwell – 2<sup>nd</sup>

Discussion – no further discussion

Vote - unanimous

- 6.) Bylaw Project Update: deForest Bearse

deForest Bearse used the 2017 version of the bylaws as a starting point and then went through the minutes for Planning Commission and Selectboard and found the corresponding adoptions. She then inserted the updates into the 2017 version.

Please see the red line version of the 2017 Zoning Bylaws with the date of 10-12-21.

- 7.) Annette Smith's presentation discussion

Annette Smith reviewed the most recent Weathersfield Town Plan and noted the following for the Planning Commission to review:

- p. 19, 2.3.2.  
Scenic Resources needs work
- p. 22, 2.6.2  
reference town plan and PUC exception
- p. 55, 4.9.3.4  
shall or must
- pp. 58 – 60 PUC  
use shall or must
- p. 71  
scenic views need to be more specific  
No specific policies  
Use shall
- p. 93, 7.6 Energy/Transmission  
linear/scenic
- p. 94 7.7.2.1  
zoning does not apply to energy projects at the PUC

Alex Taft and Jason Rasmussen were in attendance and offered to help with the Town Plan, which is due to be updated by 2025.

#### 8.) Final Plat Review – Warren Stevens

Warren Stevens subdivision was previously approved by the Planning Commission on 9-27-21. The mylar was presented and will be signed by the Planning Commission Chair and filed.

#### 9.) Permit Fee Update

Ryan Gumbart, Land Use Administrator will work with the Town Manager to review fees to re-present to the Planning Commission for review with reasons for increases. Ryan will monitor his work for the next few weeks to determine how much time is being spent on items in the list to have a better idea if the fees are reasonable.

#### 10.) Discussion of Items for Future Agenda

None

#### 11.) Any other business that can be legally discussed

None

12.) Adjourn

Joseph Bublat made a motion to adjourn at 8:10 pm

Paul Tillman– 2<sup>nd</sup>

No discussion

Vote - unanimous

Next Planning Commission Meeting is scheduled for Monday, January 24, 2022 at 6:30 pm at Martin Memorial Hall.

Respectfully,  
Chauncie Tillman  
Recording Secretary

**Planning Commission**

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Howard Beach, Chair

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