

Planning Commission
Martin Memorial Hall
5459 Rte 5 Ascutney, VT
Planning Commission Meeting
Monday, May 8, 2023 6:30 PM

Planning Commission Members Present:

Paul Tillman
Howard Beach
Michael Todd
Joseph Bublat
David (Hank) Ainley (Online)

Ryan Gumbart, Land Use Administrator

Attendees: Beth Gorton, Julie Levy, Brian Bosenberg

Online Attendees:

1. Call to Order made by Paul Tillman, Chair 6:30 pm.
2. Agenda Review
No Changes
3. Comments from the Chair and Land Use Administrator
Paul Tillman noted that C-10 should be
4. Comments from Citizens regarding items not on the agenda.
5. Approval of Meeting Minutes – April 24, 2023

Michael Todd made a motion to approve the minutes from April 24, 2023 with corrections as needed.

Howard Beach – 2nd

Discussion – Joseph Bublat noted that the minutes were not in the packet.

Michael Todd amended his motion to table the meeting minutes of April 24, 2023 until the next Planning Commission meeting.

Howard Beach – 2nd

No further discussion.

Vote – unanimous

6. Public Hearing – Zoning Bylaws – Use Tables & Definitions: Review amendments & vote on sending to Selectboard.

Paul Tillman opened the hearing at 6:34 pm.

NOTICE OF PUBLIC HEARING

MARTIN MEMORIAL HALL – 5259 ROUTE 5, ASCUTNEY, VERMONT 05030

REMOTE OPTION – ZOOM DETAILS BELOW

Monday, May 8, 2023 – 6:30 PM

A public hearing before the Weathersfield Planning Commission will be held at the Town Office in Ascutney on Monday, May 8, 2023, at 6:30 PM to consider the adoption of the following proposed amendments to the Weathersfield Zoning Bylaws:

Statement of Purpose

The purpose of making the proposed amendments is to re-organize, clarify, and correct problems that have been identified in the current language. There are very few regulatory changes and the overall intention is to provide a clean slate in preparation of a more thorough review. Please see the Reporting Form available at the Town Office.

Geographic Areas Affected

All lands within the Town of Weathersfield are affected by these amendments.

Sections Headings

Article 2: Zoning Districts and District

Standards Article 7: Definitions

The above amendment and Reporting Form are available for inspection at the Town Office in Ascutney. Persons wishing to be heard and participate in the hearing may do so in person or be represented by an agent or attorney. Communications about the above amendments may be filed in writing with the Land Use Administrator or at the hearing.

Remote option - Zoom link and instructions:

<https://www.weathersfieldvt.org/home/news/public-meetings-zoom>

To join any public meeting via phone, dial (929) 205-6099. When prompted, enter meeting ID 542-595-4364. You will not have a participant ID. Please press # when prompted to skip this section. The passcode for all meetings is 8021.

Paul Tillman verified with Ryan Gumbart that there were no phone calls or emails regarding this hearing that needed to be entered into the minutes.

He also verified that Ryan sent it to surrounding Towns and received no response.

Paul Tillman noted that if everything goes through the Planning Commission it will go on to the Selectboard and he would encourage the members of the Town that have participated in the meetings to attend the Selectboard hearings.

Paul Tillman closed the hearing at 6:54 pm

Joseph Bublat made a motion to accept the bylaws as presented at the May 8, 2023 Planning Commission meeting and present them to the Selectboard.

Michael Todd – 2nd

No further discussion.

Role Call Vote:

Hank Ainley – Aye

Michael Todd – Aye

Joseph Bublat – Aye

Paul Tillman – Aye

Howard Beach – Opposed

4 – Ayes, 1 – Opposed motion passed

7. Projects review: Review status of all ongoing projects

PLANNING COMMISSION PROJECTS

<u>Project</u>	<u>Last Action Taken</u>	<u>Current Status</u>	<u>Next Steps</u>
Town Plan Amendment – Energy	2/13 Hearing opened, PC requested LUA to break out General Standards from the Solar Standards and to add a Wind Standards section. 4/24 Hearing continued to 5/8.	Waiting on LUA to make changes as time allows.	Review LUA's changes, vote on adoption, if in favor warn hearing for SB review.
Zoning Bylaws Amendment – Use Tables & Definitions	PC requested LUA to warn hearing for bylaw amendment.	Hearing is warned for 5/8 for PC to review and vote.	If PC votes in favor, it will be sent to SB for a hearing.
Zoning Bylaws Amendment – PUD Review	Not in hearing, PC requested LUA to format a PUD standards table based on district.	Waiting on LUA to make changes as time allows.	Review LUA's changes, discuss further. Once finalized, warn bylaw amendment hearing.
Subdivision Review - <u>Hodgedon</u>	3/27 PC voted to approve final plat.	Waiting on PC Chair to provide written decision.	Decision will be distributed and the subdivision will be complete.
Subdivision Review – Ascutney Market	3/27 PC voted to approve sketch plan.	Applicant has submitted an application for a variance review by the ZBA. The hearing has not been warned.	If ZBA votes in favor of the applicant, they would apply for a Final Plat Review by the PC.
PUD Review – Habitat for Humanity	4/24 PC voted to approve sketch plan.	Applicant has submitted an application for a variance, conditional use, and site plan review by the ZBA.	If ZBA votes in favor of the applicant, they would come back the PC for Final Plat Review. Application submitted

Michael Todd made a motion to continue the hearing for the Energy Section of the Town Plan from 4/24/23 to 5/22/23 as it was not listed on the agenda.

Joseph Bublat – 2nd

No discussion

Role Call Vote:

Hank Ainley – Aye

Michael Todd – Aye

Joseph Bublat – Aye

Paul Tillman – Aye

Howard Beach – Aye

8. Discussion of items for future agendas

- Section 2.1 and 2.2

9. Any other business that can be legally discussed.

Beth Gorton asked the Planning Commission if they could start putting printouts of the meeting materials back at the library for review. Ryan will try to put a few copies of the packet there prior to meetings if he has time.

10. Adjourn

Michael Todd made a motion to adjourn at 7:27pm

Howard Beach– 2nd

No discussion

Vote – unanimous

Next Planning Commission Meeting is scheduled for Monday, May 22, 2023 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

