

Planning Commission  
Martin Memorial Hall  
5259 Route 5, Ascutney VT  
Monday, September 11, 2023  
6:30 PM  
PLANNING MEETING

**Members Present:** Joseph Bublat, Michael Todd, Howard Beach, Hank Ainley

Ryan Gumbart, Land Use Administrator

Others Present:

Jonah Blum	Dave Fuller	
Brian Bosenberg		
Hallie (remote)		
Grace Knight		
Beth Hunton (remote)		

**1 Call to Order**

Mr. Bublat called the meeting to order at 6:30pm.

**2 Agenda Review**

No changes.

**3 Comments from the Chair and Land Use Administrator**

The Commission had a moment of silence for those involved in 9/11.

The Land Use Administrator introduced Hallie, who would be taking on a planning role. The Commission discussed how involvement in the State's Enhanced Energy Plan was discouraged by the last Land Use Administrator due to the possibility of not having a say in the process and was not the rejection of solar.

The Commission had a moment of silence for Edith Stillson, who was active in the Town and had passed away.

**4 Comment from citizens regarding items not on the agenda**

None.

**5 Review Minutes from Previous Meeting: 8/28/23**

**Additions/corrections/deletions:**

**a.** Corrections: the spelling of "Bublat" and "Beth Bosenbeug" should be "Beth Hunton."

**Motion:** To approve the 8/28/23 minutes.

**Made by:** Mr. Todd      **Second:** Mr. Beach

**Vote:** All in Favor

**6      Board reorganization: Determine if election is necessary**

The Commission concluded that Mr. Bublat would serve as the Commission Chair temporarily and that they would elect a permanent Chair after a new member was appointed.

**7      PUBLIC HEARING cont. – Town Plan Amendment – Energy Section:  
Review comments from MARC**

The Commission reviewed and discussed at length the [Town Plan Amendment](#) and the commentary given by the Mount Ascutney Regional Commission (MARC). The Commission agreed with much of the language changes, and further discussed the amount of kilowatts and heights of structures. The Commission agreed that the Scenic Resource section needs to be stronger. The Land Use Administrator is to make the proposed changes and provide a clean copy of the Energy Chapter.

**8      Town Plan – Future Land Use Map: Discussion on goals and process**

The Commission discussed how there would be changes to Town Plan based on the State requirements and that those changes are not yet known but finding out what they are should be top priority. The Commission agreed that those changes do not mean that the Commission cannot move forward with the preadoption of the existing Town Plan and that amendments can be made as necessary.

The Commission also discussed the value of the idea of persuading more development into the villages in a community where rural positioning is valued verses the idea affordability with density and that a cost-benefit analysis should be considered.

**9      Discussion of items for future agendas**

None.

**10      Any other business that can be legally discussed**

None.

**11      Adjourn**

**Motion:** To adjourn the meeting.

**Made by:** Mr. Beach   **Second:** Mr. Ainley

**Vote:** All in favor

The meeting adjourned at 8:35pm.

Respectfully submitted,  
Nichole Gagnon

The next regularly scheduled meeting of the Planning Commission will be Monday, September 25, 2023 - 6:30PM, Martin Memorial Hall.

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

#### WEATHERSFIELD PLANNING COMMISSION

---

Chairperson

---

Hank Ainley, Clerk

---

Joseph Bublat, Vice-Chairperson

---

Howard Beach, Commissioner

---

Michael Todd, Commissioner

