

Planning Commission Agenda
Martin Memorial Hall
5259 Route 5
Monday, May 14th, 2018
7:00 P.M.
REGULAR MEETING

1. Call to Order
2. Agenda Review 05/14/2018
3. Review minutes from previous meeting(s) 04/09/2018 (continued from 04/23/2018)
04/23/2018
4. Zoning Bylaw Review
 - a. Accessory Dwelling Units (continued from 04/23/2018)
 - b. Home-Based Occupation and Home-Based Businesses (continued from 04/23/2018)
 - c. Setback Recommendations
 1. Waterways
 2. Boundary Line
 - d. Density Housing – Front and Rear
 - e. Set Public Hearing Dates
5. Future Agenda Items
 - a. Village Zoning
6. Adjourn

DRAFT
TOWN OF WEATHERSFIELD, VERMONT
MINUTES OF PLANNING COMMISSION MEETING
Monday, May 14, 2018

- I. Call to Order
Chair, Nancy Heatley called the meeting to order at 7:00pm and welcomed new Land Use Administrator, Sven Fedorow. to the Planning Commission.
Introductions: Howard Beach, Sven Fedorow (Land Use Administrator), Nancy Heatley, Paul Tillman, Michael Todd, Julia Lloyd Wright (Energy Coordinator, ex-officio)

Visitor: Jason Rasmussen, Senior Planner (SWCRPC) Southern Windsor County Regional Planning Commission

II. Agenda Review - 05/14/2018

Add f. "Signs" to Zoning Bylaw Review - discuss draft wording

III. Review Minutes from previous meetings 04/09/2018, 4/23/2018

A motion was made by Paul Tillman to accept the Minutes of April 9, 2018 with corrections, seconded by Howard Beach. Voted: Unanimously .

A motion was made by Paul Tillman to accept the Minutes of April 23, 2018 with corrections, seconded by Howard Beach. Voted: Unanimously.

IV. Zoning Bylaw Review

a. Accessory Dwelling Units (Ctd from 4/23/2018)

4.1.2 - General Standards

b) There was discussion regarding size of the unit not to exceed 30 percent of total habitable floor area of a single-family dwelling. Sven Fedorow suggested an increase to 50 percent, and if the house is small the minimum square footage required can be increased. It was agreed to see how other municipalities have handled this. Another alternative was the leave it at 30% and create a waiver.

ADUs will be on the agenda for the next meeting on June 11, 2018.

b. Home-Based Occupation and Home-Based Businesses (Ctd from 4/23/2018)

There was discussion on 4.5 but no changes were proposed.

A motion was made by Michael Todd (as of 5/14/2018) to send Home-Based Occupation and Home-Based Businesses to the selectboard for review, seconded by Paul Tillman. Voted: Unanimously.

c. Setback Recommendations

1. Waterways; 2. Boundary Line

Sven Fedorow met with the Zoning Board of Adjustment regarding setbacks and disputes. The Planning Commission discussed measurements for setbacks with Jason Rasmussen and agreed that the Connecticut River should be handled differently from other waterways due to the steep slope of the banks. It was also agreed that Connecticut River "Setbacks shall be measured starting from the top of bank and along the ground (not a horizontal measurement) and shall comply with the horizontal setback distances referenced in the dimensional requirements for each zoning district... The Vermont Stormwater Manual (2017) which may be used as a reference in the case of a regulatory conflict."

Discussion also covered riparian buffers, floodplains and stream bank conservation.

Nancy Heatley said the next step would be to clarify top of the bank measurements and research what other town's do.

d. Density Housing - Front and Rear

Jason Rasmussen reviewed and discussed the density of lot sizes allowable in the villages he will also circulate further information to the Planning Commission. Cluster housing was also discussed. This item will be on the next agenda.

e. Set Public Hearing Dates

These will be set at the conclusion and acceptance of outstanding bylaws discussions.

f. Signs

These will be on the next agenda.

IV. b. (Ctd) Home-Based Occupation and Home-Based Businesses

Following brief discussion a motion was made by Michael Todd to rescind the earlier motion to send the bylaw to the selectboard. Seconded by Howard Beach. Voted: Unanimously.

V. Future agenda items

The next meeting will be on Monday, May 21, 2018 at 7pm

- Village Zoning - Jason Rasmussen is working on the Perkinsville and Ascutney maps
- Accessory Dwelling Units
- Bylaw Setback Information
- Density Housing
- Signs
- Set Hearing dates for Bylaw Review
- Approve Minutes for May 14, 2018
- Review SWCRPC Grant

VII. Adjourn.

A motion to adjourn was made by Paul Tillman at 9:15pm, seconded by Michael Todd. Voted: Unanimously.