



TOWN OF WEATHERSFIELD

LAND USE ADMINISTRATOR'S OFFICE

(802) 674-2626

P.O. BOX 550 ASCUTNEY, VT 05030

landuse@weathersfield.org

Planning Commission Agenda

Martin Memorial Hall – 5259 Route 5, Ascutney, Vermont 05030

Monday, 10 May 2021 – 6:30 PM

-
1. Call to Order
 2. Agenda Review – 12 April 2021
 3. Comments from the Chair and Land Use Administrator
 4. Comment from Citizens regarding items not on the agenda
 5. Approval of Meeting Minutes – 22 March 2021
 6. Hearing on Subdivision regulation amendment proposal re: statute of limitations for open subdivision hearings
 7. Hearing – Drumlin Road Subdivision
 8. Discussion 2017 Future Land Use definitions/zoning districts
 - a. Industrial
 - b. RR-1
 - c. Perkinsville Village area
 - d. Airport
 - e. RRR 3-5
 9. Discussion of Gasoline/service stations – conditional use Section 7.14
 10. Discussion of Items for Future Agendas
 11. Any other business that can be legally discussed
 12. Adjourn

The next regularly scheduled meeting of the Planning Commission will be **Monday, May 24, 2021 -6:30 PM**, Martin Memorial Hall.

Due to public demand and COVID-19; the Town has changed its public meeting platform to Zoom. For computer access, please go to this website, where you will find instructions and links to the meeting:

<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.



TOWN OF WEATHERSFIELD

LAND USE ADMINISTRATOR'S OFFICE

(802)674-2626

P.O. BOX 550 ASCUTNEY, VT 05030

landuse@weathersfield.org

Planning Commission Agenda

Martin Memorial Hall – 5259 Route 5, Ascutney, Vermont 05030

Monday, 12 April 2021 – 6:30 PM

-
1. Call to Order
 2. Agenda Review – 12 April 2021
 3. Comments from the Chair and Land Use Administrator
 4. Comment from Citizens regarding items not on the agenda
 5. Approval of Meeting Minutes – 22 March 2021
 6. Hearing on Subdivision regulation amendment proposal re: statute of limitations for open subdivision hearings
 7. Hearing – Drumlin Road Subdivision
 8. Discussion 2017 Future Land Use definitions/zoning districts
 - a. Industrial
 - b. RR-1
 - c. Perkinsville Village area
 - d. Airport
 - e. RRR 3-5
 9. Discussion of Gasoline/service stations – conditional use Section 7.14
 10. Discussion of Items for Future Agendas
 11. Any other business that can be legally discussed
 12. Adjourn

The next regularly scheduled meeting of the Planning Commission will be **Monday, April 26, 2021 -6:30 PM**, Martin Memorial Hall.

Due to public demand and COVID-19; the Town has changed its public meeting platform from GoToMeeting to Zoom. For computer access, please go to this website, where you will find instructions and links to the meeting: <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.

Planning Commission
Martin Memorial Hall
5259 Route 5, Ascutney VT
Planning Commission Meeting Minutes
Monday, March, 22, 2021 7:00 PM

Planning Commission Members Present:

Paul Tillman
Tyler Harwell
Michael Todd
Howard Beach
Chris Whidden, Zoning Administrator

1.) Call to Order by Chair Howard Beach at 6:30 pm

2.) Agenda Review – March 22, 2021

No changes at this time.

3.) Comments from the Board and Land Use Administrator

Chris Whidden spoke about the Weathersfield Zoning Board of Adjustments update on Bylaw changes. Please see the memo from Chris Whidden dated 3-22-21 titled "Update on Bylaw Changes."

Chris Whidden let the Planning Commission know that he has received an application from Gary Rapinotti for Drumlin Road subdivision, however, they were still waiting on waste water permits. At the time of this meeting, Chris Whidden had not gone through the application check list.

Michael Todd noted that they (Planning Commission) do not need waste water permits. A subdivision is not contingent on it as waste water is out of the Planning Commissions hands.

4.) Comments from Citizens regarding items not on agenda.

None

5.) Approval of Meeting Minutes 3-8-21

Paul made a motion to accept the minutes of 3-8-21

Michael Todd – 2nd

No Discussion

Vote - unanimous

6.) Hearing on Subdivision Regulation Amendment Proposal re: Statute of Limitation for Open Subdivision Hearings

Michael Todd said that the hearing had been set and tonight we (Planning Commission) would be approving the report.

Chris Whidden provided the following memo to the Planning Commission:

TO: Weathersfield Planning Commission
FROM: Chris Whidden, Esq., Land Use Administrator
DATE: 12/21/2020
RE: Subdivision Regulation Amendment

After reviewing the Weathersfield subdivision regulations ("the regulation"), and in light of a recent hearing that was continued for several months, my office has come to the conclusion that an amendment to the regulation is necessary to protect the due process rights of interested parties as defined in the regulation.

Section 430.2 of the regulation governs hearings. 430.2.5 discusses the Planning Commission's right to recess hearings for applicants to obtain further information.

However, this article does not define a statute of limitations for the applicant to respond to the Commission's request. Article 430.3 prescribes a 45-day window for the Commission to issue a decision. Thus, in interest of protecting the due process of

interested parties, I hereby request this honorable Commission to amend section 430.2.5 to include "Interested parties must respond to the Commission's request within 45 days of issuance. On the 46th day, the application will be deemed incomplete and dismissed without prejudice. This dismissal does not preclude the applicant from reapplying for the same subdivision at a later date, but not before the requested information is supplied in the subsequent application."

" for information "

There were no changes to the proposed Amendment and a hearing is scheduled for April 12, 2021.

Paul Tillman made a motion to accept the report.

Michael Todd – 2nd

No further discussion

Vote - unanimous

Michael Todd made a motion to have a hearing on the language change to the Statute of Limitation for open subdivision on April 12, 2021 at 6:30 pm.

Tyler Harwell – 2nd

No further discussion

Vote – unanimous

Tyler Harwell did ask if this was a public hearing and it is.

7.) Discussion 2017 Future Land Use definitions/zoning districts

a. Industrial – done, see mark ups

b. RR1 – See changes:

Rural Residential (RR-1) (Updated changes from 3/22/2021 meeting) 3/22/2021

Purpose: Residential growth areas surrounding villages and hamlets; somewhat convenient to their amenities.

Uses that do not require a Zoning Permit: The following uses are permitted without a Zoning Permit, provided that these uses are in compliance with these Bylaws:

- Agriculture/Forestry (See State law statues for Forestry)
- Home-based occupation
- Minor structures (see definition)
- Temporary signs

Permitted Uses: The following uses are permitted following the issuance of a Zoning Permit by the Administrative Officer:

Permitted Principal Uses:

- Cemetery
- Home-based business, level 1
- Single family dwelling
- Two family dwelling

Permitted Accessory Uses:

- Accessory dwelling unit
- Accessory use or structure
- Adult day care service
- Baby-sitting service
- Athletic courts
- Bed and Breakfast (up to 3 bedrooms for transient boarders/tourists)
- Family child care home
- Ponds
- Seasonal roadside stand
- Signs, permanent
- Swimming pool (in ground or above ground)

Conditional Uses: The following uses are permitted upon the granting of Conditional Use Approval by the Board of Adjustment:

Conditional Principal Uses:

- Multi Family dwelling(3 to 4 Families)
- Adult day care facility^{1,3}
- ~~Airport uses (as allowed only under Section ___)??mixed use??~~
- Campground, resort, children's camp^{1,3}
- ~~Church (see Community Non-profit)~~
- Community Non-profit^{1,2,3} (Primarily nonprofit: church, museum, library, private club, YMCA, YWCA, mortuary, etc.)
- Family child care facility^{1,3}
- Home-based business, level 2
- Indoor or outdoor recreation facility^{1,2,3} (see definition)
- Inn/small hotel^{1,3} (see definition)
- Medical facility^{1,2,3} (see definition)
- Extraction of earth resources^{1,2,3}
- Mobile Home Park
- Public water, sewage treatment plant^{1,2,3}
- School^{1,2,3} (see definition)
- Other uses (as determined after public hearing, by the Board of Adjustment, to be of a similar type and character as those listed above and meeting the purposes of this District)
- Small enterprise

Conditional Accessory Uses:

- Docks
- Wireless Communication Facilities^{2,3}

Uses Not Permitted: The following uses are not permitted within this District:

- Contractor's storage (of materials, machinery, heavy equipment)
- Gasoline/service station
- Highway Commercial Industrial
- Junkyard, landfill, recycling facility (privately owned)
- ~~Multi family dwelling~~
- ~~Non-highway Commercial~~
- Self-Storage Facility (*effective July 9, 2012*)

Area, Land, & Structural Requirements:

1. ~~Only one principal use is allowed per parcel of land.~~
2. Each principal use requires at least the minimum lot area and minimum required frontage specified for the district in which it is located.
3. ~~Establishment of multiple separate principal uses on a single parcel of land requires a PUD permit.~~

~~Soil or terrain conditions may require larger lot sizes to satisfy Town or State public health regulations; the burden of proof of soil suitability and terrain is on the applicant. Standards for soil suitability are available from the Soil Conservation Service.~~

Lot Area Minimum: 1 acre

Lot Frontage and Setbacks:

Frontage	120 feet
Front Setback	25 feet
Rear Setback	25 feet
Side Setback	15 feet

Building Heights:

Maximum Building Height: 35 feet. See "Height" definition for measurement standards.

- 1 Site Plan Review required
- 2 General/Special Provisions apply
- 3 Certificate of Occupancy required

- c. Perkinsville Village area - Continued
- d. Airport – See memo from Chris Whidden in Planning Commission packet. Airport is still currently RR-1, however there may be a proposal for it to have its own zone. Airport zone, mixed use.
Chris Whidden to look into the history of land owner abutments for the airport and will also research the zoning in Rutland to see how it compares. – Continued
- e. RRR 3-5 – Continued

8.) Discussion of fees for Bianchi Letters

Chris Whidden discussed the increased amount of Bianchi letters that are coming in to the Land Use Administrator's office. He proposed that we begin charging for these requests in the following memo:

MEMORANDUM

TO: Weathersfield Planning Commission
FROM: Chris Whidden, Esq., Land Use Administrator
DATE: 1/21/2021
RE: Bianchi Letters and proposed fees

During my tenure as Land Use Administrator, I have answered multiple *Bianchi* requests from non-Weathersfield attorneys and title companies in the area. These requests stem from a case in which zoning violations were ruled to be clouds on marketable title. As a result, title searchers and title companies request a letter or certification from Zoning Administrators certifying that a parcel is in compliance with local zoning ordinances. Essentially, this is a certificate of occupancy that is not issued to the landowner, but rather a third party involved in the sale of a parcel. Under our current fee structure, a certificate of occupancy costs \$40. The process involved in a certificate of occupancy is roughly the same amount of work as a Bianchi letter; however, there is no set fee for these types of requests at this time.

For the above reason, I hereby request that this honorable Commission consider adding a \$40 fee for Bianchi requests to the Zoning Fee Schedule, and vote to move this item to a public hearing as required by Vermont law. If the Commission has any questions or concerns regarding this request, please feel free to contact me at the information found in the letterhead. Thank you for your consideration of this matter.

Sincerely,



Chris Whidden, Esq.
Land Use Administrator

Michael Todd made a motion to set the Bianchi request fee of \$40
Tyler Harwell – 2nd
No further discussion
Vote – Unanimous

- 9.) Discussion of gasoline/service stations – conditional use Section 7.14 – tabled
- 10.) Discussion of short-term housing and stay limits for motels, hotels and transient housing.
- 11.) Discussion of items for Future Agendas

Discussion of Gasoline/Service Stations – conditional under use Section 7.14
Discussion of short-term housing and stay limits for motels, hotels and transient housing.

- 12.) Any other business that can be legally discussed
None

- 13.) Adjourn
Paul Tillman made a motion to adjourn the meeting.
Michael Todd– 2nd
No discussion
Vote - unanimous
Meeting adjourned at 8:39 PM

Next Planning Commission Meeting is scheduled for Monday, April 12, 2021 at 6:30 pm at Martin Memorial Hall.

Respectfully,
Chauncie Tillman
Recording Secretary

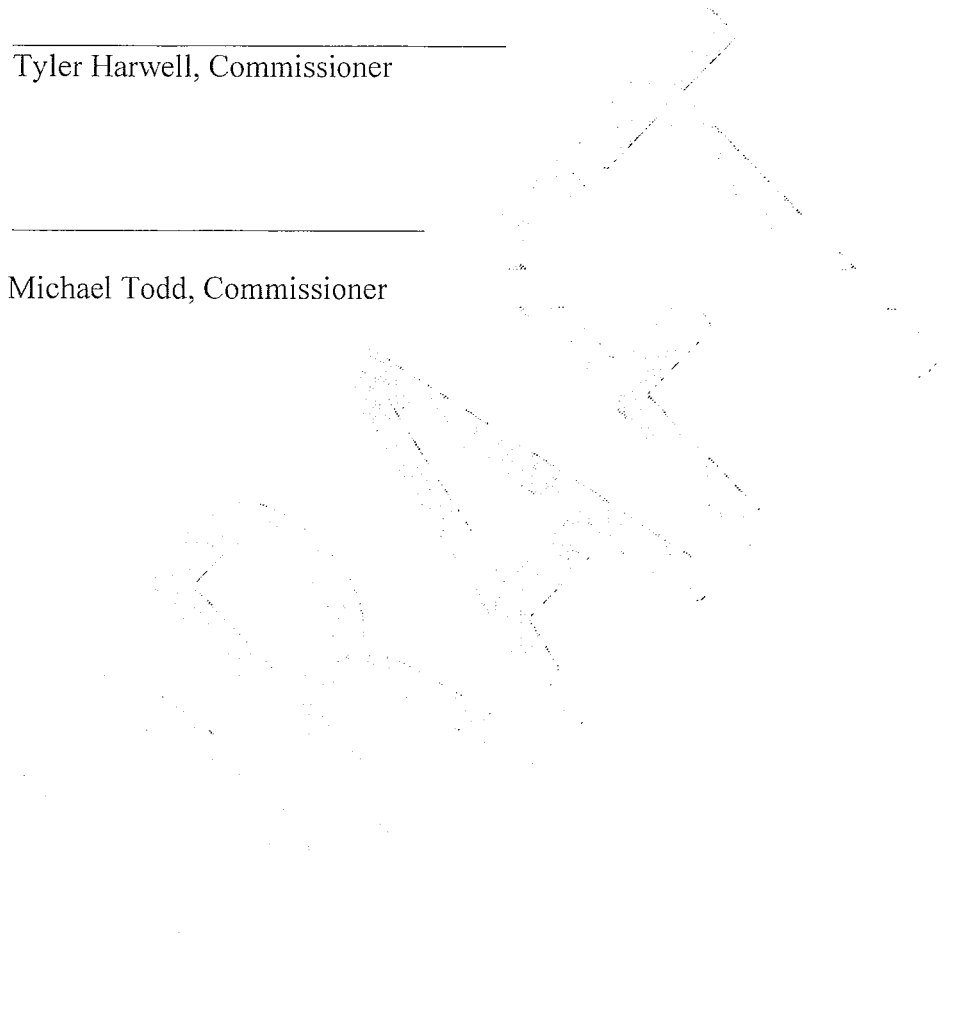
Planning Commission

Paul Tillman, Chair

Howard Beach, Vice Chair

Tyler Harwell, Commissioner

Michael Todd, Commissioner



Town of Weathersfield VT

Final Plat/Subdivision Checklist



Plat/Mapping and Document Requirements

- Subdivision Name/Title
- Municipality Name
- Name and address of landowner
- Name and address of applicant
- Date, North arrow, Legend
- Preparer Information
- Revision dates
- Certifications
- Scale (Not greater than 1 inch = 200 feet unless waived for large parcels)
- Surveyed project boundaries
- Surveyed property lines
- Zoning district designation and boundaries
- Existing elevation (contour lines at 5-foot intervals within 100 feet of any development)
- Proposed elevations (contour lines at 5-foot intervals within 100 feet of any development)
- Supplemental drawings (road profiles, intersections, parking areas)
- State permits & documents (wastewater, Act 250, Project Review Sheet)

Continued:

- Existing and proposed traffic generation rates and volumes
- Easements (including water, wastewater)
- Deed reference, tax map reference, deed restrictions
- If applicable, homeowner/tenant association agreements
- Existing structures (house, sheds, garage, outbuildings)

Approved Final Plat Mylar Title Block: Rev 0

FINAL PLAT# _____

Refer to Notice Of Decision dated _____ for a complete listings of findings and conditions applicable to this plat.

other documents pertaining to this subdivision are:

- Access Permits (State/Local) _____
- Wastewater Disposal Permit (State) _____
- Erosion Control Plans _____
- Other _____
- Other _____

Signature of the Planning Commission is conformation that all of the conditions of approval for this subdivision have been:

- Completed
- Bonded for completion within one (1) year of the date of signature.

Signature _____

Date _____

Surveyed

Existing:

- Lot lines
- Dimensions
- Parcel numbers
- Lot numbers

Proposed:

- Lot lines
- Dimensions
- Parcel numbers
- Lot numbers

Adjoining:

- Land uses
- Subdivisions
- Roads
- Drainage and utilities (including location and size of culverts and water and sewer mains)

Specific Boundaries

Development Limitation Areas:

- Slopes with a gradient of 25% or greater
- Deer wintering habitat areas
- Rare plants and animal communities
- Historic sites and features (e.g. cellar holes, stone walls)
- Flood hazard areas
- Surface waters
- Wetlands and associated buffers
- Scenic vistas
- Prime agricultural soils
- Statewide significant agricultural soils

Additional Information

The Planning Commission may require additional information depending upon the scope and location of the proposed subdivision, including but not limited to the following:

- Stormwater management plans
- Erosion control plans
- Grading plans (showing proposed areas of cut and fill)
- Traffic impact analysis (current and proposed traffic volumes, capacities, levels of service, proposed improvements)
- Open space management plan
- Visual impact analysis and mitigation plan
- Master plan for large subdivisions or subdivisions of large parcels
- Fiscal impact analysis (analysis of financial cost and benefits to the Town)
- Other information of studies necessary for the Commission to conduct a comprehensive review

Town of Weathersfield

Final Plat Checklist

Plat/Mapping and Document Requirements (include all applicable):

- Subdivision name/Title
- Municipality name
- Name and address of landowner
- Name and address of applicant
- Date, north arrow, legend
- Preparer information
- Revision dates
- Certifications 1" = 100'
- Scale (not greater than 1 inch = 200 feet unless waived for large parcels)
- Surveyed project boundaries
- Surveyed property lines
- Zoning district designations and boundaries
- Existing elevations (contour lines at 5 foot intervals within 100 feet of any development)
- Proposed elevations (contour lines at 5 foot intervals within 100 feet of any development)
- Supplemental drawings (road profiles, intersection, parking areas) ~~*~~
- State permits & documents (wastewater, Act 250, Project Review Sheet) ~~*~~
- Existing and proposed traffic generation rates and volumes
- Easements (including water, wastewater) ~~*~~
- Deed reference, tax map reference, deed restrictions
- If applicable, homeowner/tenant association agreements

Surveyed existing:

- Lot lines
- Dimensions
- Parcel numbers
- Lot numbers

Surveyed proposed:

- Lot lines
- Dimensions
- Parcel numbers
- Lot numbers

Adjoining:

- Land uses
- Subdivisions ✗
- Roads
- Drainage and utilities (including location and size of culverts and water and sewer mains)

✗ Specific boundaries of the following development limitation areas, including:

- slopes with a gradient of 25% or greater
- deer wintering habitat areas
- rare plant and animal communities
- historic sites and features (e.g. cellar holes, stone walls)
- flood hazard areas
- surface waters
- wetlands and associated buffers
- scenic vistas
- prime agricultural soils
- statewide significant agricultural soils

The Planning Commission may require additional information depending upon the scope and location of the proposed subdivision, including but not limited to the following:

- Stormwater management plans
- Erosion control plans
- Grading plans (showing proposed areas of cut and fill)
- Traffic impact analysis (current and proposed traffic volumes, capacities, levels of service, proposed improvements)
- Open space management plan
- Visual impact analysis and mitigation plan
- Master plan for large subdivisions or subdivisions of large parcels
- Fiscal impact analysis (analysis of financial costs and benefits to the Town)
- Other information or studies necessary for the Commission to conduct a comprehensive review

Town of Weathersfield

Subdivision Application

Town of Weathersfield, ATTN: Land Use Administrator, P.O. Box 550, Ascutney, VT 05030

(802) 674-2626

landuse@weathersfield.org

Property Information	
Address	<u>DRUMLIN RD</u>
Town, State, Zip	<u>WEATHERSFIELD, VT.</u>
Parcel ID & Zoning District	<u>11-02-9 R21</u>
Lot Size (acres)	<u>40.39 ACRES</u>
Road Frontage (ft)	<u>1850' ±</u>
Existing Principal Use of Land	<u>VACANT, FORMER GRAVEL PIT</u>

Subdivision Details	
Total Number of Parcels to be Created: _____	
Parcel 1: <u>5.61</u> acres	Parcel 7: _____ acres
Parcel 2: <u>5.46</u> acres	Parcel 8: _____ acres
Parcel 3: <u>7.00</u> acres	Parcel 9: _____ acres
Parcel 4: <u>22.32</u> acres	Parcel 10: _____ acres
Parcel 5: _____ acres	Parcel 11: _____ acres
Parcel 6: _____ acres	Parcel 12: _____ acres
If more than 12 parcels, attach information on separate sheet	

Applicant	
Name(s)	<u>John Baretti / John Baretti</u>
Name(s)	<u>Jay Baretti / Carmen Baretti</u>
Mailing Address	<u>10 Mill Ln.</u>
Town, State, Zip	<u>Farmington Ct</u>
Telephone #	<u>800 874 5024</u>
Mobile #	<u>same</u>
E-mail Address	<u>John.Baretti@gmail.com</u>

Landowner (if different)	
Name(s)	_____
Name(s)	_____
Mailing Address	_____
Town, State, Zip	_____
Telephone #	_____
Mobile #	_____
E-mail Address	_____

Road Access Information – by Parcel

	EXISTING			NON-EXISTING		
	State	Local	Easement/Right-of-way	State	Local	Easement/Right-of-way
Parcel 1:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parcel 2:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parcel 3:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parcel 4:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parcel 5:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parcel 6:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parcel 7:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parcel 8:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parcel 9:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parcel 10:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parcel 11:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parcel 12:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Permit Details – by Agency (if multiple, list all)

Wastewater Permit # <small>(ALWAYS applicable, call Regional Permit Specialist, (802) 279-4747 or john.fay@vermont.gov)</small>	<u>IN PROCESS</u>
Act 250 Permit # <small>(IF applicable, call Act 250 District Coordinator, (802) 289-0597 or stephanie.gile@vermont.gov)</small>	<u>250 818-3+6 (GRAVEL PIT)</u>

Is the subdivision for ten lots or more, or cumulatively ten lots of more in a five year period? Yes No

If yes, you must obtain an Act 250 permit for the subdivision. Contact Stephanie Gile, Natural Resources Board, Act 250 District Coordinator, District 2 at stephanie.gile@vermont.gov or (802) 289-0597

Description

In the space provided below, please provide a description of how the proposed subdivision will likely reflect the district settlement pattern where it is located (see Section 330 of the Subdivision Regulations for district settlement pattern descriptions), and how the proposed subdivision will reflect the goals and objectives set forth in the Town Plan, with particular emphasis on the Land Use section. If additional space is required, attach additional sheets to this page.

NEW 9 LOT SUBDIVISION AT END OF ROAD WITH A 10 LOT SUBDIVISION

Landowner & Applicant Acknowledgements

By signing this form, the landowner(s) and applicant(s) described in this application (and their agents, assigns, and successors in interest) hereby apply for a permit to develop the project described in this application and accept the following:

- ◆ Applications will not be considered properly filed and vested for rights to review under any applicable laws until fees are paid in full and all items necessary to determine compliance with this bylaw are complete and submitted;
- ◆ Vermont law allows the Land Use Administrator 30 days to act on this application;
- ◆ All submissions are public record available for inspection and copy;
- ◆ All representations made in this application and the materials accompanying it are true and accurate to the best of my knowledge. Omission or misstatement of any material fact on this application (which would warrant refusing the permit or approval) shall be grounds for revoking the permit or approval;
- ◆ Private agreements (such as covenants, deed restrictions and easements) may apply, be more or less restrictive than Weathersfield's bylaws and may affect this project. By signing, I acknowledge that it is my responsibility to disclose and comply with these agreements;
- ◆ State and Federal regulations may apply, be more or less restrictive than Weathersfield's bylaws, and may affect this project. By signing, I acknowledge that it is my responsibility to obtain all required State and Federal permits;
- ◆ No development or work may commence until receipt of all applicable permits and approvals;
- ◆ If this application is approved, I must post the Zoning Permit within view of the public right-of-way most nearly adjacent to the subject property until the period in which an appeal may be filed has expired; and
- ◆ Reasonable access to the subject property is to be granted to the Land Use Administrator, Planning Commission, designees, and the Listers Office for the purpose of establishing compliance with this permit and for the purpose of determining what, if any consequence the development will have on the property's assessment.

Landowner Signature John Bonetti
 Date 3/12/12
John T Bonetti
Carmen Bonetti

Applicant Signature John Bonetti
 Date 3/12/12
John T Bonetti
Carmen Bonetti

Sketch Plan Drawing

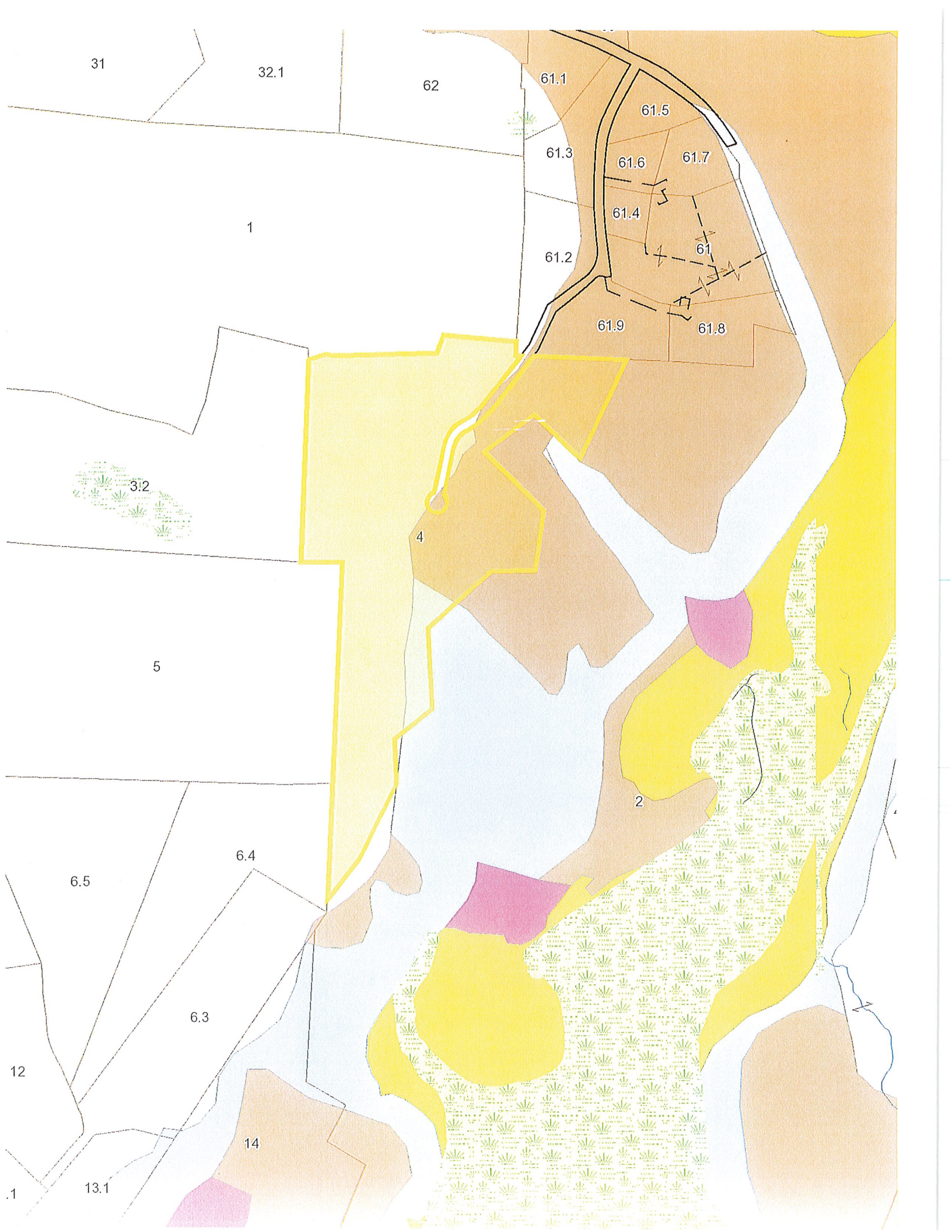
Draw an aerial view of the property described in this application showing the actual shape, property lines, and dimensions of land. Include the shape, size and location of all existing and proposed structures (principal and accessory) on the property with measurements to the front, side and rear property boundary lines (setbacks) and distances between each structure. Identify the existing and intended uses and areas of the use of and all buildings, and the existing and intended location of septic/sewer, electric, telephone, cable and water utilities. It is strongly recommended that you review all of Article III: Subdivision Standards from the Subdivision Regulations prior to completing this sketch.

SEE PLAN

Land Use Administrator Signature _____

Applicant Signature _____

John T. Bonetta
John T. Bonetta
Carimen Bonetta





100 foot Abutters List Report

Weathersfield, VT

March 29, 2021

Subject Property:

Parcel Number: 11-02-04.000
CAMA Number: 11-02-04.000-000
Property Address: 373 DRUMLIN ROAD

Mailing Address: BONETTI JOHN T & CARMEN & BONETTI
JASON B; BONETTI JOHN M
12 GLEN HOLLOW DRIVE
UNIONVILLE, CT 06085

Abutters:

Parcel Number: 08-01-02.000
CAMA Number: 08-01-02.000-000
Property Address: 728 STOUGHTON POND ROAD

Mailing Address: UNITED STATES OF AMERICA NEW
ENGLAND DIV CORPS OF ENGINEERS
98 RESERVOIR RD
SPRINGFIELD, VT 05156

Parcel Number: 08-01-02.000
CAMA Number: 08-01-02.00A-000
Property Address: 1678 RESERVOIR ROAD

Mailing Address: UNITED STATES OF AMERICA NEW
ENGLAND DIV CORPS OF ENGINEERS
98 RESERVOIR RD
SPRINGFIELD, VT 05156

Parcel Number: 08-02-61.002
CAMA Number: 08-02-61.002-000
Property Address: 237 DRUMLIN ROAD

Mailing Address: LOCKE JEFFREY & TAMARA
237 DRUMLIN RD
PERKINSVILLE, VT 05151

Parcel Number: 08-02-61.009
CAMA Number: 08-02-61.009-000
Property Address: 71 GROUSE LANE

Mailing Address: BOJKO MARY ANNE
71 GROUSE LN
PERKINSVILLE, VT 05151

Parcel Number: 11-02-01.000
CAMA Number: 11-02-01.000-000
Property Address: 1465 VT ROUTE 106

Mailing Address: WALTERS BRIAN & ALEXANDER
ANDREA
16 HORSESHOE RD
WINDHAM, NH 03087-2339

Parcel Number: 11-02-03.002
CAMA Number: 11-02-03.002-000
Property Address: 182 BEAN HILL LANE

Mailing Address: SPURR JEFFREY W & LYNDA M
4159 ROUTE 106
PERKINSVILLE, VT 05151

Parcel Number: 11-02-05.000
CAMA Number: 11-02-05.000-000
Property Address: 790 DRUMLIN ROAD

Mailing Address: BROWN GARY
PO BOX 361
N SPRINGFIELD, VT 05150-0361

Parcel Number: 11-02-06.003
CAMA Number: 11-02-06.003-000
Property Address: 753 NORTH RUNWAY ROAD

Mailing Address: DOPP MILTON A & VICTORIA I
PO BOX 446
N SPRINGFIELD, VT 05150

Parcel Number: 11-02-06.004
CAMA Number: 11-02-06.004-000
Property Address: 0 NORTH RUNWAY ROAD

Mailing Address: CESPITES MICHAEL R & SUSAN J
43 GREEN HAVEN DR
PORT JEFFERSON STATION, NY 11776



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



100 foot Abutters List Report

Weathersfield, VT
March 29, 2021

Notice sent via USPS
and, hand delivery on 4/27/2021
again

Subject Property:

Parcel Number: 11-02-04.000
CAMA Number: 11-02-04.000-000
Property Address: 373 DRUMLIN ROAD

Mailing Address: BONETTI JOHN T & CARMEN & BONETTI
JASON B; BONETTI JOHN M
12 GLEN HOLLOW DRIVE
UNIONVILLE, CT 06085

Abutters:

Parcel Number: 08-01-02.000
CAMA Number: 08-01-02.000-000
Property Address: 728 STOUGHTON POND ROAD

Mailing Address: UNITED STATES OF AMERICA NEW
ENGLAND DIV CORPS OF ENGINEERS
98 RESERVOIR RD
SPRINGFIELD, VT 05156 ✓

Parcel Number: 08-01-02.000
CAMA Number: 08-01-02.00A-000
Property Address: 1678 RESERVOIR ROAD

Mailing Address: UNITED STATES OF AMERICA NEW
ENGLAND DIV CORPS OF ENGINEERS
98 RESERVOIR RD
SPRINGFIELD, VT 05156 ✓

Parcel Number: 08-02-61.002
CAMA Number: 08-02-61.002-000
Property Address: 237 DRUMLIN ROAD

Mailing Address: LOCKE JEFFREY & TAMARA
237 DRUMLIN RD
PERKINSVILLE, VT 05151 ✓

Parcel Number: 08-02-61.009
CAMA Number: 08-02-61.009-000
Property Address: 71 GROUSE LANE

Mailing Address: BOJKO MARY ANNE
71 GROUSE LN
PERKINSVILLE, VT 05151 ✓

Parcel Number: 11-02-01.000
CAMA Number: 11-02-01.000-000
Property Address: 1465 VT ROUTE 106

Mailing Address: WALTERS BRIAN & ALEXANDER
ANDREA
16 HORSESHOE RD
WINDHAM, NH 03087-2339 ✓

Parcel Number: 11-02-03.002
CAMA Number: 11-02-03.002-000
Property Address: 182 BEAN HILL LANE

Mailing Address: SPURR JEFFREY W & LYNDA M
4159 ROUTE 106
PERKINSVILLE, VT 05151 ✓

Parcel Number: 11-02-05.000
CAMA Number: 11-02-05.000-000
Property Address: 790 DRUMLIN ROAD

Mailing Address: BROWN GARY
PO BOX 361
N SPRINGFIELD, VT 05150-0361 ✓

Parcel Number: 11-02-06.003
CAMA Number: 11-02-06.003-000
Property Address: 753 NORTH RUNWAY ROAD

Mailing Address: DOPP MILTON A & VICTORIA I
PO BOX 446
N SPRINGFIELD, VT 05150 ✓

Parcel Number: 11-02-06.004
CAMA Number: 11-02-06.004-000
Property Address: 0 NORTH RUNWAY ROAD

Mailing Address: CESPITES MICHAEL R & SUSAN J
43 GREEN HAVEN DR
PORT JEFFERSON STATION, NY 11776 ✓



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



TOWN OF WEATHERSFIELD

LAND USE ADMINISTRATOR'S OFFICE

(802)674-2626

P.O. BOX 550 ASCUTNEY, VT 05030

landuse@weathersfield.org

Weathersfield Planning Commission Notice of Subdivision Application Review Public Hearing

Monday, 12 April 2021 - 6:30 PM

Applicant John Bonetti proposes to subdivide their 40.39-acre property (Weathersfield Property # 11-02-04) at Drumlin Road, Perkinsville, Vermont into four (4) lots of 5.61, 5.46, 7.00, and 22.32 acres. The lot is zoned RR-1.

In accordance with 24 VSA § 4464(a)(1) and 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.

****Due to public demand and COVID-19; the Town has changed its public meeting platform from GoToMeeting to Zoom. For computer access, please go to this website, where you will find instructions and links to the meeting: <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. ****

Town of Weathersfield

Date: 03/18/2021 Time: 15:54:40

Clerk: osavage

Account: 110204

Name: BONETTI JOHN T & CARMEN &
Comments:

Description	Amount
Land Records	10.00
Land Records	3.00
Land Records	2.00
Zoning Permits	500.00
TOTAL	515.00

Check Number: 1550

Thank you

Rural Residential (RR-1) (Updated changes from 3/22/2021 meeting) 3/22/2021

Purpose: Residential growth areas surrounding villages and hamlets; somewhat convenient to their amenities.

Uses that do not require a Zoning Permit: The following uses are permitted without a Zoning Permit, provided that these uses are in compliance with these Bylaws:

- Agriculture/Forestry (See State law statues for Forestry)
- Home-based occupation
- Minor structures (see definition)
- Temporary signs

Permitted Uses: The following uses are permitted following the issuance of a Zoning Permit by the Administrative Officer:

Permitted Principal Uses:

- Cemetery
- Home-based business, level 1
- Single family dwelling
- Two family dwelling

Permitted Accessory Uses:

- Accessory dwelling unit
- Accessory use or structure
- Adult day care service
- Baby-sitting service
- Athletic courts
- Bed and Breakfast (up to 3 bedrooms for transient boarders/tourists)
- Family child care home
- Ponds
- Seasonal roadside stand
- Signs, permanent
- Swimming pool (in ground or above ground)

Conditional Uses: The following uses are permitted upon the granting of Conditional Use Approval by the Board of Adjustment:

Conditional Principal Uses:

- Multi Family dwelling(3 to 4 Families)
- Adult day care facility^{1,3}
- ~~Airport uses (as allowed only under Section ___)~~??mixed use??
- Campground, resort, children's camp^{1,3}
- ~~Church (see Community Non-profit)~~
- Community Non-profit^{1,2,3} (Primarily nonprofit: church, museum, library, private club, YMCA, YWCA, mortuary, etc.)
- Family child care facility^{1,3}
- Home-based business, level 2
- Indoor or outdoor recreation facility^{1,2,3} (see definition)
- Inn/small hotel^{1,3} (see definition)
- Medical facility^{1,2,3} (see definition)
- Extraction of earth resources^{1,2,3}

- Mobile Home Park
- Public water, sewage treatment plant^{1,2,3}
- School^{1,2,3} (see definition)
- Other uses (as determined after public hearing, by the Board of Adjustment, to be of a similar type and character as those listed above and meeting the purposes of this District)
- **Small enterprise**

Conditional Accessory Uses:

- Docks
- Wireless Communication Facilities^{2,3}

Uses Not Permitted: The following uses are not permitted within this District:

- Contractor’s storage (of materials, machinery, heavy equipment)
- Gasoline/service station
- Highway Commercial Industrial
- Junkyard, landfill, recycling facility (privately owned)
- **Multi-family dwelling**
- **Non-highway Commercial**
- Self-Storage Facility (*effective July 9, 2012*)

Area, Land, & Structural Requirements:

1. **Only one principal use is allowed per parcel of land.**
2. Each **principal** use requires at least the minimum lot area and minimum required frontage specified for the district in which it is located.
3. **Establishment of multiple separate principal uses on a single parcel of land requires a PUD permit.**

Soil or terrain conditions may require larger lot sizes to satisfy Town or State public health regulations; the burden of proof of soil suitability and terrain is on the applicant. Standards for soil suitability are available from the Soil Conservation Service.

Lot Area Minimum: 1 acre

Lot Frontage and Setbacks:

Frontage	120 feet
Front Setback	25 feet
Rear Setback	25 feet
Side Setback	15 feet

Building Heights:

Maximum Building Height: 35 feet. **See “Height” definition for measurement standards.**

¹ Site Plan Review required

² General/Special Provisions apply

³ Certificate of Occupancy required

The Vermont Statutes Online

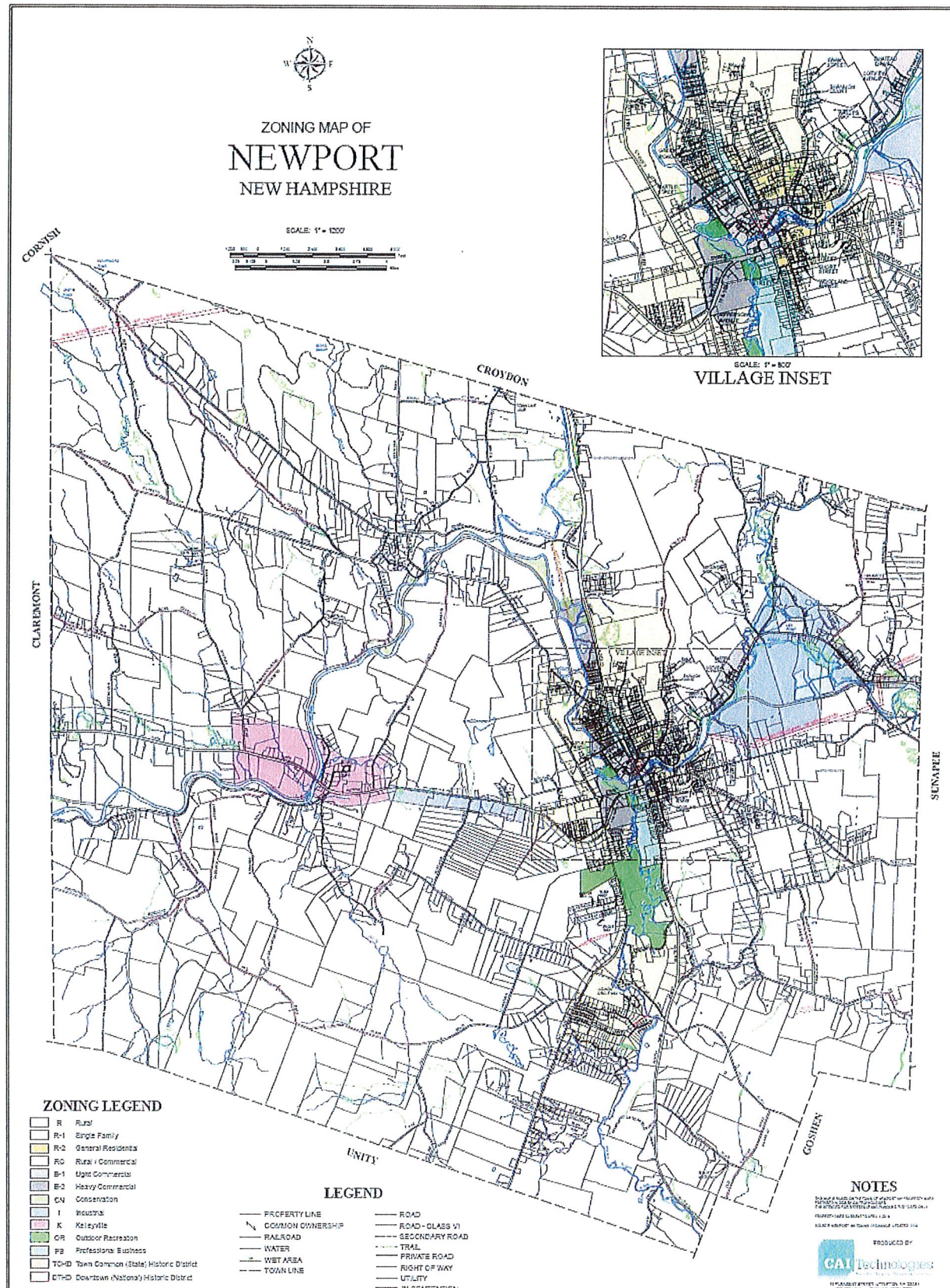
Title 5 : Aeronautics And Surface Transportation Generally

Chapter 017 : Airport Zoning

(Cite as: 5 V.S.A. § 1012)

§ 1012. Variance from regulations

A person desiring to use his or her property in violation of airport zoning regulations adopted under this chapter may apply to the Board of Adjustment for a variance from the zoning regulations in question. The variances shall be allowed where a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship and the relief granted would not be contrary to the public interest but do substantial justice and be in accordance with the spirit of the regulations and this chapter. However, any variance may be allowed subject to any reasonable conditions that the board of adjustment may deem necessary to accomplish the purposes of this chapter. (Added 1985, No. 222 (Adj. Sess.), § 2.)



SECTION 304 HEAVY INDUSTRIAL DISTRICT (IND-H).

304.1 Purpose.

The purpose of the IND-H District is to limit the location of industrial uses which have operational characteristics that are usually incompatible with other land uses to the area west of the Lebanon Municipal Airport, which is now dominated by such uses.

304.2 Table of Uses.

<u>Permitted Uses</u>	<u>Special Exception Uses</u> (see Section 801.3)
<u>Commercial/Non-Residential</u> <ol style="list-style-type: none"> 1. Contractor's yard 2. Essential service 3. Recycling facility 4. Renewable energy system per Section 612 5. Sanitary landfill 6. Sawmill per Section 304.5 	<u>Commercial/Non-Residential</u> <ol style="list-style-type: none"> 1. Bulk storage of petroleum products 2. Junkyard per Section 605 3. Excavation of natural earth material per Section 606 and/or processing of natural earth material
	<u>Uses by Conditional Use Permit</u> (see Section 302.4)
<u>Planned Developments</u> <ol style="list-style-type: none"> 7. Industrial PUD per Section 501 8. Planned business park per Section 508 	<u>Commercial/Non-Residential</u> <ol style="list-style-type: none"> 1. Bituminous paving plant 2. Concrete mixing plant 3. Stone crushing plant

304.3 Table of Area, Dimensions and Coverage.

Minimum <i>Lot</i> Requirements					Maximum Limitations	
Area	Frontage	Front Yard	Side Yard	Rear Yard	Building Coverage	Height
2 acres	200'	40'	20'	20'	50%	65' See Section 304.4

304.4 Special Height Restriction.

On *parcels* adjacent to residential districts the height limitation of the adjacent residential district shall apply; but, on such *parcels*, **building height** may be increased above the residential limitation by one (1) foot for each two (2) feet that the **building** is set back from the required **setback line(s)** on sides of the *lot* adjacent to the residential district. However, in no case shall the height exceed 65 feet.

304.5 Sawmills.

Sawmills shall not be located within 200 feet of any property line. Outdoor storage shall not be located within the required front yard or within 50 feet of any property line.

3. The crossing will not adversely scar a ridgeline or hillside that is a prominent visual amenity in the City.
 4. All other requirements for **special exceptions**, as set for in Section 801.3 are met.
- B. Structures accessory to a use permitted by Section 403.3, such as traiside shelters.
- C. Commercial forest management and **agriculture** using **best management practices** in order to protect streams from drainage and to prevent sedimentation.

SECTION 404 RIDGELINE DISTRICT. (reserved)

SECTION 405 SCENIC CORRIDORS DISTRICT. (reserved)

SECTION 406 AQUIFER PROTECTION DISTRICT. (reserved)

SECTION 407 AIRPORT PROTECTION DISTRICT.

Notwithstanding any other provision of this Ordinance, in order to provide for the safety of aircraft landing and taking off from Lebanon Municipal Airport, the following regulations shall apply:

407.1 Imaginary Surfaces for Objects Affecting Navigable Airspace.

- A. Height Limitations. No new **structure** shall be built, existing structure extended in height or tree allowed to grow that would penetrate the imaginary surfaces described below:
1. Primary surface extends 200 feet beyond each end of the runways and is longitudinally centered on the runways with a width of 500 feet for Runway 7-25 and 1,000 feet for Runway 18-36.
 2. Approach surface to Runway 7 which is 500 feet wide at a point 200 feet from the end of the pavement and 3,500 feet wide at 10,000 feet from the end of the primary surface of the runway, an inclined plane of 34:1 slope.
 3. Approach surface to Runway 25 which is 500 feet wide at a point 200 feet from the end of the pavement and 3,500 feet wide at 10,000 feet from the end of the primary surface of the runway, an inclined plane of 34:1 slope.
 4. Approach surface to Runway 18 which is 1,000 feet wide at a point 200 feet from the end of the pavement and 4,000 feet wide at 10,000 feet from the end of the primary surface of the runway, an inclined plane of 50:1

slope, and for an additional 40,000 feet at which point is 16,000 feet wide, and inclined plan of 40:1 slope.

5. Approach surface to Runway 36 which is 1,000 feet wide at a point 200 feet from the end of the pavement and 3,500 feet wide at 10,000 feet from the end of the primary surface of the runway, an inclined plan of 34:1 slope.
6. Transitional surface which extends at an inclined plan of 7:1 slope from the sides of the primary surface and from the sides of the approach surfaces.
7. Horizontal surface which is a horizontal plane 150 feet above the established Airport elevation and the perimeter extends 10,000 feet from the center of each end of the primary surface of each runway.
8. Conical surface which is the surface extending outward and upward from the periphery of the horizontal surface at an inclined plane of 20:1 slope for a horizontal distance of 4,000 feet.

B. Exceptions.

1. The height limitations set forth in subsection A shall not apply to any **structure** that has either received approval from the Federal Aviation Administration to pierce the imaginary surface, or is otherwise permitted to do so by and in accordance with Part 77 Federal Aviation Regulations.
2. Nothing in subsection A shall limit the height of any off-airport **structure** or tree to less than 30 feet above the ground upon which it is located, subject to the limitations set forth in Section 407.3.

C. Zoning Permits. The Zoning Administrator shall consult with the Airport Manager prior to the issuance of a zoning permit for any **structure** located within the horizontal surfaces of the Airport described in subsection A and which does not qualify for an exception under subsection B.

407.2 References.

The above surfaces are indicated upon the current Airport Master Plan maintained by the Airport Manager and on file in his or her office. The surfaces are taken from Part 77 Federal Aviation Regulations and are based upon the ultimate development of the Airport with runways and primary surfaces as follow:

- A. Runway 7-25 paved 5,345' x 100' Primary surface 5,745' x 500'
- B. Runway 18-36 paved 5,800' x 100' Primary surface 6,200' x 1,000'

407.3 Use of Land Near Airport.

No use may be made of land within the horizontal surfaces of the Airport described in Section 407.1.A. in such manner as to create electrical interference with radio aids or communications between the Airport and aircraft; make it difficult for flyers to distinguish between Airport lights and other lights; result in glare in the eyes of flyers using the Airport;

impair visibility in the vicinity of the Airport by the creation and discharge of smoke, steam, dust or other obstructions to visibility or otherwise endangering the landing, taking off or maneuvering of aircraft.

407.4 Requirements for Indication of Hazards.

Any **variance** granted to allow a greater height than permitted in Section 407.1 may require the owner of the property, at his or her own expense, to install, operate, and maintain thereon such markers and lights as may be required by the FAA to indicate to flyers the presence of an Airport hazard.

SECTION 408 HISTORIC DISTRICT.

408.1 Authority.

This section is enacted pursuant to RSA 674:46. The City of Lebanon Heritage Commission shall have the authority granted to it by RSA 674:44-a through d, et. seq., and this Ordinance.

408.2 Purposes.

The purpose of this Ordinance is to preserve the heritage and cultural resources of the City of Lebanon and, particularly, the City's structures and places of historic, architectural and community value in order to:

- A. Establish and preserve districts in the City which reflect elements of its cultural, social, economic, political, community, and architectural history;
- B. Conserve property values in such districts;
- C. Foster civic beauty;
- D. Strengthen the local economy; and,
- E. Promote the use of historic districts for the education, pleasure, and welfare of the citizens of the City.

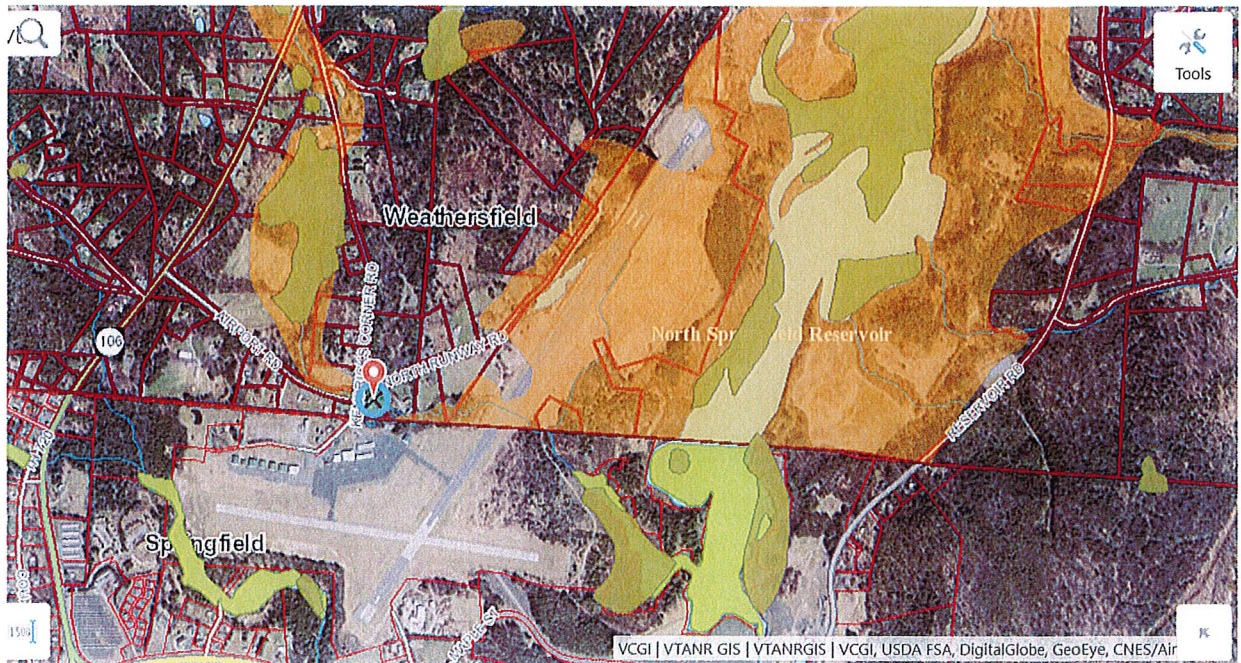
408.3 Delineation of Historic Districts.

The areas and boundaries of the Historic Districts are shown on the Historic District Map of the City of Lebanon and made a part of this Ordinance and the Official Zoning Map of the City of Lebanon. The Historic District Map is attached hereto as Appendix C.

408.4 Certificate of Approval Required.

A Certificate of Approval shall be obtained from the Heritage Commission in the manner set forth herein prior to the commencement of any of the following activities within any Historic District:

- Hartness Airport Business Plan identifies insufficient hangar space, parking, rental car availability, lack of NAVAIDs and no parallel taxiway as significant concerns.
- Rezoning of areas within airport vicinity from residential to commercial or industrial would enable airport to expand its footprint within Weathersfield.
- Creation of Airport Approach Overlay District (similar to Springfield's) incorporating typical provisions, e.g.:
 - Height restrictions
 - Lighting restrictions
 - Waivers from certain performance standards e.g. noise
- Development challenges due to flood zones, Federal land, wetlands in Weathersfield; Town may be able to identify suitable areas for development within reasonable distance west of Airport which is currently less densely developed than areas near Airport within Springfield town limits:



- Exploring feasibility of a sewer system in the vicinity of the airport within Weathersfield would help attract larger businesses needed to maintain a viable airport.
 - Potential cooperation with or funding from State to enable this possibility.
 - Collaboration with Springfield to enable sewer access at low cost.

Excerpts from FAA Publication: Land Use Compatibility and Airports, a Guide for Effective Land Use Planning

Four key issues have been identified for evaluating the types of land uses to be considered compatible around airports:

- The impact of aircraft noise and noise compatibility planning;
- The potential for airspace conflicts from tall structures in the vicinity of an airport;
- The possibility of electronic interference with aviation navigation aids; and
- The potential for interaction between aircraft and wildlife attractants.

As part of the Airport and Airway Development Act, the Secretary of Transportation is authorized to make project grants for airport planning and development to maintain a safe and efficient nationwide system of public-use airports. Upon acceptance of federal funding, an airport owner becomes obligated to operate and maintain the airport to certain standards and comply with several specific assurances and obligations contained in grant agreements. **One of the assurances with which an airport owner must comply involves the establishment and maintenance of compatible land uses around airports. This assurance requires the airport owner to restrict the use of land adjacent to or in the immediate vicinity of the airport to the extent reasonable activities and purposes compatible with normal airport operations, including landings and takeoffs of aircraft.**

As part of this guide, it is strongly recommended that **no new sanitary landfill or wetland mitigation projects** should be sited within 10,000 feet of an active air carrier runway end or within 5,000 feet of an active general aviation runway end.

From: Obstruction Evaluation / Airport Airspace Analysis (OE/AAA) (FAA Website)

The standards, practices, and suggestions contained in this AC are recommended by the FAA for use by the operators and sponsors of all public-use airports

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [14 CFR Part 77.9](#).

In accordance with [14 CFR Part 77.9](#), if you propose any of the following types of construction or alteration, you must file notice with the FAA at least 45 days prior to beginning construction:

- any construction or alteration that exceeds an imaginary surface extending outward and upward at any of the following slopes:
 - **100 to 1** for a horizontal distance of **20,000 ft.** from the nearest point of the nearest runway of each airport described in 14 CFR 77.9(d) with its longest runway more than 3,200 ft. in actual length, excluding heliports
 - **50 to 1** for a horizontal distance of **10,000 ft.** from the nearest point of the nearest runway of each airport described in 14 CFR 77.9(d) with its longest runway no more than 3,200 ft. in actual length, excluding heliports
 - **25 to 1** for a horizontal distance of **5,000 ft.** from the nearest point of the nearest landing and takeoff area of each heliport described in 14 CFR 77.9(d);
- OR any highway, railroad, waterway or other traverse way for mobile objects, of a height which, if adjusted upward as defined in 14 CFR 77.9(c) would exceed a standard of 14 CFR 77.9 (a) or (b);
- OR your structure will **emit frequencies**, and does not meet the conditions of the [FAA Co-location Policy](#);
- OR your proposed structure will be in **proximity to a navigation facility** and may impact the assurance of navigation signal reception;
- OR any construction or alteration **exceeding 200 feet above ground level, regardless of location**;
- OR any construction or alteration located on an airport described in 14 CFR 77.9(d);
- OR filing has been requested by the FAA.

Electronic signals interference with NAVAID systems:

Aviation electronic navigation aids (such as radar facilities, and instrument landing systems) are necessary to provide for the safe movement of aircraft. Although many of the navigation systems are located on the airport, some systems (or portions of systems) must be located off airport property. **Such electronic systems (whether located on-airport or off) have the potential of being interfered with if non-aviation related electronic sources are placed in proximity or if structures are constructed which could block the navigation aid signals.** Where off-airport electronic navigation facilities occur, any development proposed to be located near these facilities needs to be reviewed by the FAA to determine if any interference to the use of the navigation aid would occur. In addition, **the placement of lights (high mast lighting and stadium lights, for example) near an airport can be a visual distraction to pilots approaching an airport facility.** The process that airports and local governments can follow to ensure that potential impacts related to electronic or visual navigation are avoided is included in this guide.

Because the FAA has no land use control powers, it is important that local planners are aware of the various, critical safety considerations when siting developments around airports.

Within an airport's noise impact areas, residential and public facilities such as schools, churches, public health facilities, and concert halls are sensitive to high noise levels and can affect the development of the airport. To assist in the assessment of noise compatibility/incompatibility in the airport environs, a land use compatibility table has been developed (see **Exhibit V-2**). Designations in this table, however, do not constitute a federal determination that any use of the land covered by this program is acceptable or unacceptable under federal, state, or local law. The responsibility for determining the acceptable and permissible land uses remain with the local authorities.




The land uses shown on **Exhibit V-2** (***) PROVIDED ON NEXT PAGE (***) are land uses that are compatible with airport operations. Most commercial and industrial uses, especially those associated with the airport, are good neighbors to airports. Land uses where the airport creates the demand, such as **motels, restaurants, warehouses, shipping agencies, aircraft related industries, and industries that benefit from the access to an airport**, are compatible land uses.

Other uses that may be compatible with airports are large parks, conservatory areas, and other open spaces. These land uses are created for public purposes and are opportunities for local government bodies to provide facilities that serve another public purpose to protect airport operations. Forestry service, landscape services, golf courses, and some extractive industries such as mining and excavations are also compatible with airports.

Agriculture is another land use that is compatible with airport operations as long as the use is not a wildlife attractant. Agricultural use of land near an airport permits the owner of the property to efficiently use land while providing an additional benefit to the community for airport protection.



Land Use Noise Sensitivity Matrix

		55-65 DNL	65-75 DNL	75+ DNL
 Residential	1-2 Family	Yellow	Orange	Red
	Multi-Family	Yellow	Orange	Red
	Mobile Homes	Yellow	Orange	Red
	Dorms, etc.	Yellow	Orange	Red
 Institutional	Churches	Yellow	Orange	Red
	Schools	Yellow	Orange	Red
	Hospitals	Yellow	Orange	Red
	Nursing Homes	Yellow	Orange	Red
	Libraries	Yellow	Orange	Red
 Recreational	Sports/Play	Yellow	Orange	Red
	Arts/Instructional	Yellow	Orange	Red
	Camping	Yellow	Orange	Red
Commercial	All Uses	Yellow	Yellow	Yellow
Industrial	All Uses	Yellow	Yellow	Yellow
Agricultural	All Uses	Yellow	Yellow	Yellow

PER FAR PART 150	COMPATIBLE	Yellow
	INCOMPATIBLE	Red

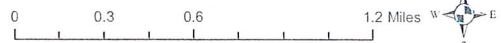
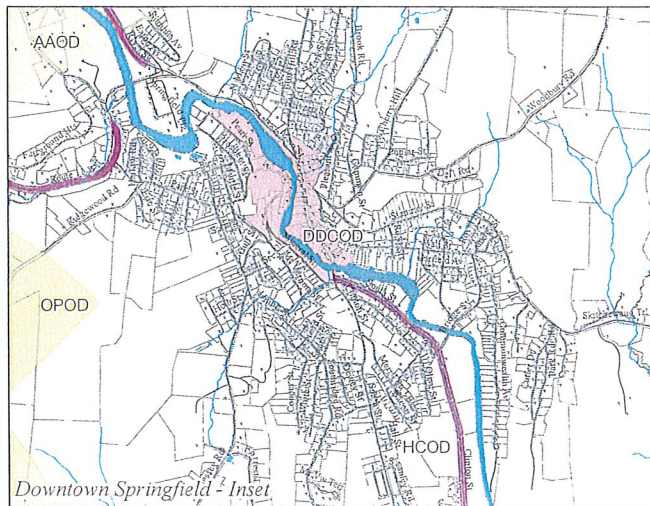
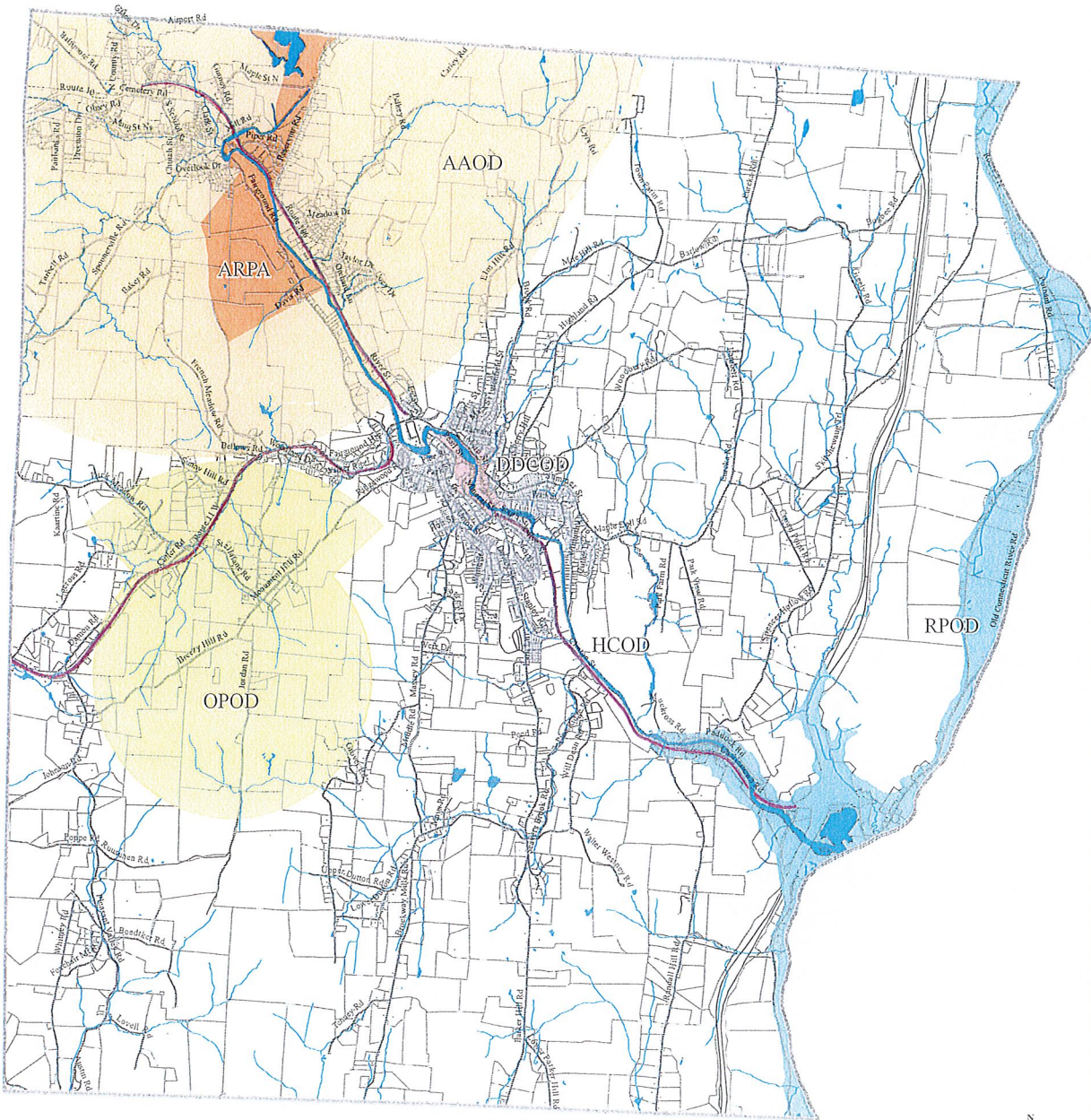
#AALANRUSE-FL-LAND USE MATRIX-COR - DATE: Q-1-10-08

(The **day-night** average sound level (Ldn or **DNL**) is the average noise **level** over a 24-hour period. The noise between the hours of 10pm and 7am is artificially increased by 10 dB. This noise is weighted to take into account the decrease in community background noise of 10 dB during this period.)

Generally, when annual operations are below 90,000 propeller operations or below 700 jet operations, the cumulative noise levels of greater than **65 DNL** typically would remain within the airport's property line.

TOWN OF SPRINGFIELD, VT

Map 2: Zoning Overlay Districts - 2007



Map Printed: June 2005

- Building
- Parcel Boundary
- Surface Waters
- Lakes/Ponds



- ### Overlay Districts
- Highway Corridor Overlay District (HCOD)
 - Aquifer Recharge Protection Area (ARPA)
 - Downtown Design Control Overlay District (DDCOD)
 - Observatory Protection Overlay District (OPOD)
 - Riverfront Protection Overlay District (RPOD)
 - Airport Approach Overlay District (AAOD)

VERMONT Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov

Weathersfield, VT

Quick Tools...



ESRI Wor...
Scale: 0 0.3 0.6km
1500'

VCGI | VTANR GIS | VTANRGIS | VCGI, USDA FSA, DigitalGlobe, GeoEye, CNES/Air

Tools