



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

Remote option – Zoom details below

Monday, August 8, 2022 – 6:30 PM

-
1. Call to Order
 2. Agenda Review
 3. Comments from the Chair and Land Use Administrator
 4. Comment from Citizens regarding items not on the agenda
 5. Approval of Meeting Minutes – July 11, 2022
 6. **Public Hearing:** Martel Subdivision Final Plat Review
 7. Bylaws – PUD Review
 8. Bylaws – Conditional Use Review
 9. Town Plan – Energy section
 10. Town Plan – General
 11. Discussion of Items for Future Agendas
 12. Any other business that can be legally discussed
 13. Adjourn

The next regularly scheduled meeting of the Planning Commission will be **Monday, August 22, 2022 -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.

AGENDA ITEM

5

Planning Commission
Martin Memorial Hall
5459 Rte 5 Ascutney, VT
Planning Commission Meeting
DRAFT Monday, July 11, 2022 6:30 PM

Planning Commission Members Present:

Paul Tillman
Michael Todd
Joseph Bublat
Tyler Harwell

Ryan Gumbart, Land Use Administrator

Planning Commission Members Absent: Howard Beach

Attendees: Beth Hunton, Brian Bosenberg, Rika Henderson, Maureen Rogan, Beth Gorton, Ginger Wimberg, Marina Garland, George Ainley, Julie Levy, David Gulbranson, Mandy & Greg Martel, Gary Rappanotti, David Ainley, Ken Blum

1.) Call to Order made by Paul Tillman, Chair at 6:32 pm.

2.) Agenda Review

None

3.) Comments from the Chair and Land Use Administrator

Paul Tillman did note that they were still working on the bylaws and Ryan was hoping to have it for the next meeting.

He also noted that Howard did email him to let him know he would not be at the meeting tonight.

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

None

5.) Approval of Meeting Minutes –June 27, 2022

Joseph Bublat made a motion to approve the minutes from 6-27-22

Michael Todd – 2nd

No discussion

Vote – unanimous

6.) Sketch Plan Review – Martel

The Martel's originally came to the Planning Commission back in February 2022 originally to subdivide a 19.7-acre lot to build a residence. The 19.7-acre lot is in a 10-acre zone and not subdividable. The Land Use Administrator looked a couple of alternatives with them, one of which was to build in the Highway-Commercial Zone as there was some around the perimeter of their lot. After surveying, it does not come out to 3-acres in the Highway Commercial zone.

Gary Rappanotti provided a map that he put the Highway Commercial zone on for the Planning Commission and it comes out to 2.64 acres.

David Gulbranson asked if the home could be in the C-10 district. Gary Rappinotti said yes, but he can't get a full 3-acres.

After much review of the map and discussion regarding lot sizes, current subdivision requirements and variance requirements, Gary Rappinotti is going to return to the map to see if lines can be adjusted or what size of the lot, they need to purchase to make a conforming lot for a subdivision.

Michael Todd made a motion for a hearing for the subdivision for Heidi Mitchell on August 8, 2022 at 6:45 pm.

Joseph Bublat – 2nd

No further discussion

Vote – unanimous

7.) Subdivision – Bylaws/PUD Review/Checklist – State mandated items to verify

Ryan provided the Planning Commission with the statutes on PUDs, checklists for sketch plan reviews and the final subdivision plat review check list created by the Planning Commission.

Paul Tillman wanted to know where they were at with the applicant that they had for a PUD. Ryan said he reached out to the applicant last week and had not heard back from him. He has been working with deForest and what they have come to determine is that they cannot create a PUD without a subdivision. They believe the applicants initial goal was to have 2 residences on a parcel without subdividing so he did let him know the situation.

8.) Discussion of plotter for Land Use Office

To: Weathersfield Planning Commission

From: Ryan Gumbart, Land Use Administrator

Date: July 6, 2022

Re: Plotter and Mapping Software

At the June 27 Weathersfield Planning Commission meeting the commission discussed purchasing a plotter and mapping software to decrease the Town's dependence on the Regional Planning office. Below are options and alternatives for achieving this goal.

Todd Hinderger shared the following plotter information with me following last month's meeting.

"In my office I use the HP Designjet T120 large format printer. Has a 24" roll, so it prints the typical 24x36 we all use. Looks like it has been replaced by the T600 or slightly cheaper T200 series. Either way for less than \$1500 you can get a pretty nice setup. Plan on a good budget for printing in color to replace cartridges. I print maybe 50 color sheets a year and use maybe \$300 dollars or so in paper and ink. If you imagine printing less than 50 or so a year, it might be a good fit, since it is cheap enough that if it kicks the bucket, you can toss it, but when working it is sweet to have around. If you want to do mass printing of large stuff that is ink heavy it is my suggestion that it may be best to send it to Doolittles, since the printers that can do mass printing well and reliably are spendy, and finding anyone to fix fancy printers is challenging. Just my two cents."

Todd

Plotter Options: \$700 - HP DesignJet T210 - 24" Large Format Compact Wireless (8AG32A)



The 24" plotters increase to \$2,000 with the primary difference being print speed.

\$1,900 - HP DesignJet T630 Large Format Wireless Plotter Printer - 36"



The 36" plotters increase to \$6,800 with the primary difference being print speed.

\$1,155 - Canon imagePROGRAF TA-20, 24"



This is Canon's only new 24" plotter.

\$2,200 – Canon imagePROGRAF TA-30, 36"



Prices for 36" plotters jump to \$5,000 up to \$11,000

Printing alternatives:

Town of Weathersfield
Size: 17"x11"

Mount Ascutney Regional Planning Commission – Ascutney, VT
Size: 36" Cost: Free on individual or collaborative projects, or 33x44 = \$30

Doolittle's Print Serve – Claremont, NH Size:
Up to 36"

Cost: \$2/sqft Color, 20lb bond blueprint paper (36x36 map = \$18)

Staples – W. Lebanon, NH

Size: Up to 36" Cost: \$0.90/sqft Color, 20lb bond blueprint paper (36x36 map = \$10)

Ryan will keep a list of what maps the Planning Commission gets and the cost prior to going to the Selectboard to ask for funding for a plotter.

Mapping Software Options:

\$100/month - ESRI ArcGIS Pro for Personal Use

- GIS software, data, and training for personal use
- Great for graduates and GIS professionals

\$700/month – ESRI ArcGIS Pro Basic for Business

- Map, visualize, analyze, and manage data with ArcGIS Pro
- Combine 3D, CAD, imagery, and other types of data on a single map
- Connect people and data with ArcGIS Online and ArcGIS Living Atlas of the World

Free – QGIS Open Source Software

QGIS is a user friendly Open Source Geographic Information System (GIS) licensed under the GNU General Public License. QGIS is an official project of the Open Source Geospatial Foundation (OSGeo). It runs on Linux, Unix, Mac OSX, Windows and Android and supports numerous vector, raster, and database formats and functionalities.

Ryan and Paul will try out the free software to see if would work for what the Planning Commission needs prior to requesting any type of funding for software from the Selectboard.

9.) Discussion of the Planning Commission Page on the Town website – content/responsible parties

Paul Tillman let the Planning Commission know that Brandon Gulnick gave himself and Ryan Gumbart access to the Planning Commission web page and they would be responsible for making updates going forward.

- 10.) Town Plan – Energy Section tabled for future agenda
- 11.) Town Plan – General tabled for future agenda
- 12.) Bylaws – PUD Review tabled to July 25, 2022 meeting
- 13.) Bylaws – Flood Plains and Floodways tabled to July 25, 2022 meeting
- 14.) Bylaws – Conditional Use Review, Permit Exemptions, Waivers tabled to July 25, 2022
- 15.) Discussion of Items for Future Agendas
 - Town Plan
 - Bylaws
- 16.) Any other business that can be legally discussed

None
- 17.) Adjourn

Michael Todd made a motion to adjourn at 9:06 pm

Joseph Bublat – 2nd

No discussion

Vote - unanimous

Next Planning Commission Meeting is scheduled for Monday, July, 25, 2022 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

DRAFT

AGENDA ITEM

6

PUBLIC HEARING

Martel Subdivision – Final Plat Review

August 8, 2022

Item 1: Public Hearing Notice

Item 2: Survey Plat

Item 3: Tax Map with Zoning Districts

Item 4: Subdivision Application

Item 5: Certification of Posting and Distribution

Item 6: Final Plat Review Checklist

Item 7: Subdivision Regulations – Table 2.1

Item 8: ANR Permit Navigator Results

Item 9: ANR Permit Navigator Map

HEARING ITEM

1



TOWN OF WEATHERSFIELD

LAND USE ADMINISTRATOR'S OFFICE

(802)674-2626

P.O. BOX 550 ASCUTNEY, VT 05030

landuse@weathersfield.org

Planning Commission

NOTICE OF PUBLIC HEARING

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

Remote option – Zoom details below

Monday, August 8, 2022 – 6:45 PM

A public hearing before the Weathersfield Planning Commission will be held at the Town Office in Ascutney on Monday, August 8, 2022 at 6:45 PM to consider the following application:

Application #: 22.02.08.SD by Mandy and Greg Martel on land owned by Heidi Mitchell for the subdivision of parcel 07-02-03 at 7228 VT Route 131, Perkinsville, VT 05151. The parcel is located in the Conservation (C10) and Highway Commercial (HC) zoning district.

The above application is available for inspection at the Town Office in Ascutney. Persons wishing to appeal and be heard may do so in person or be represented by an agent or attorney. Participation in this proceeding is required in order to ensure your ability to appeal the Zoning Board's decision. Communications about the above application may be filed in writing with the Zoning Board of Adjustment or at the hearing.

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HEARING ITEM

2

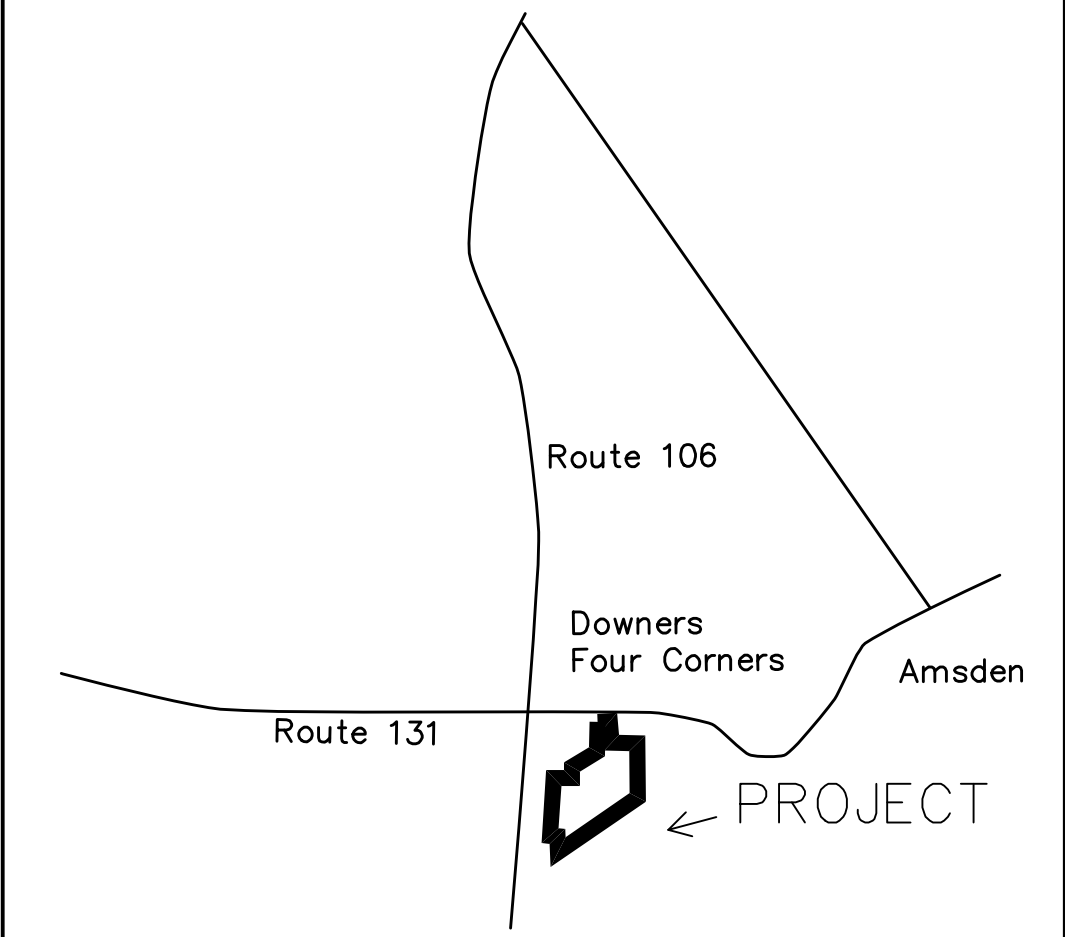
ZONED HIGHWAY COMMERCIAL (HC)

LAND OF
Patrick & Victoria
Walsh
V.181 P.2
TAX MAP 7-02-5&10

Waiver of Development Rights for Lot 2

In order to comply with State Of Vermont, wastewater regulations, the grantees shall not construct or erect any structure or building on the above mentioned lots if the useful occupancy of that structure will require the installation of a sewage disposal system. The restriction does not apply if the grantee or assigns obtains an approved permit from the town. This condition runs with the land and binds the grantee and successors in interest.

LOCATION MAP



LAND OF
James W. & Shirley A. Parry
V.138 P.26
TAX MAP 7-02-4

LOT 1
13.82 ACRES±

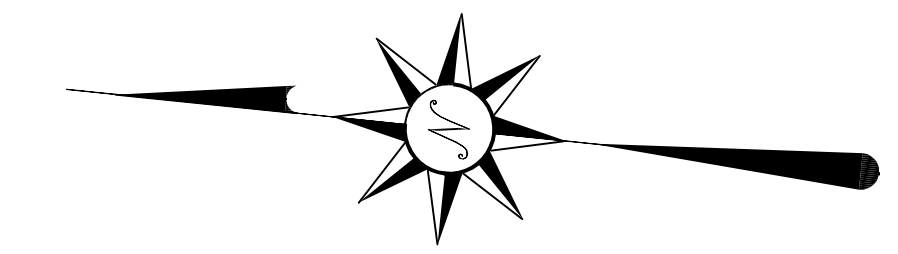
Cell Tower Easement
American Towers
V.188 P.144,151
100' x 100' 740

LAND OF
David & Nancy Behn
TAX MAP 7-02-16

LAND OF
Kathleen Lihl
V.190 P.709
TAX MAP 7-02-2

50 Foot Wide Right of Way
to be used in Common by
American Towers, lots 1 & 2

UNDERGROUND ELECTRIC



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 _____
Signature of the Planning Commission in 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.
Date _____
Signature _____

WEATHERSFIELD TOWN CLERK
RECEIVED FOR RECORD

_____,20
AT _____ o'clock _____ min _____ m
and recorder in file _____ map _____
attest _____ town clerk

LAND OF
Rob & Jamie, LLC
V.181 P.680
TAX MAP 7-02-11

LAND OF
Jeffrey & Lynda
Spurr
V.150 P.534
TAX MAP 7-02-12

LAND OF
Jeffrey Spurr
TAX MAP 7-02-13

CONSERVATION 10
HIGHWAY COMMERCIAL
LOT 2
640 3.51 ACRES±

LAND OF
Jeffrey Spurr
V.85 P.297
TAX MAP 7-02-15A

LAND OF
Harold Lamica
V.160 P.648
TAX MAP 7-02-15

PROPOSED HOUSE
PROPOSED SEPTIC

- LEGEND**
- IRON PIPE/REBAR
 - BOUNDARY COMPUTATION POINT
 - CONCRETE MONUMENT
 - — — — — PROPERTY LINE
 - ○ ○ ○ ○ STONEWALL
 - x - - - - - BARB WIRE FENCE
 - ~ ~ ~ ~ ~ STREAM
 - ⊕ UTILITY POLE
 - WET AREA
 - ==== PAVED ROAD
 - GRAVEL ROAD
 - - - - - TRAIL
 - ==== CULVERT

NOTES

1. The parcel shown was plotted from a closed theodolite and E.D.M survey that meets the requirements for a suburban survey as set forth by the State of Vermont.
2. The bearings shown on this plan refer to Vermont State Plane True North and serve only to define angular relationships between the courses shown.
3. The parcel shown was conveyed to the Heidi Mitchell in volume 160 page 448 of the Weathersfield Land Records.
4. The parcel shown is subject to existing utility easements of record.

I hereby certify to the best of my knowledge that the boundaries shown on this plan are consistent with physical evidence as found in the field, deeds and plans of record and other sources shown on this plan.

VT. L.S. #531

Revised 7/12,2022 Lots 1 & 2

Subdivision Plan

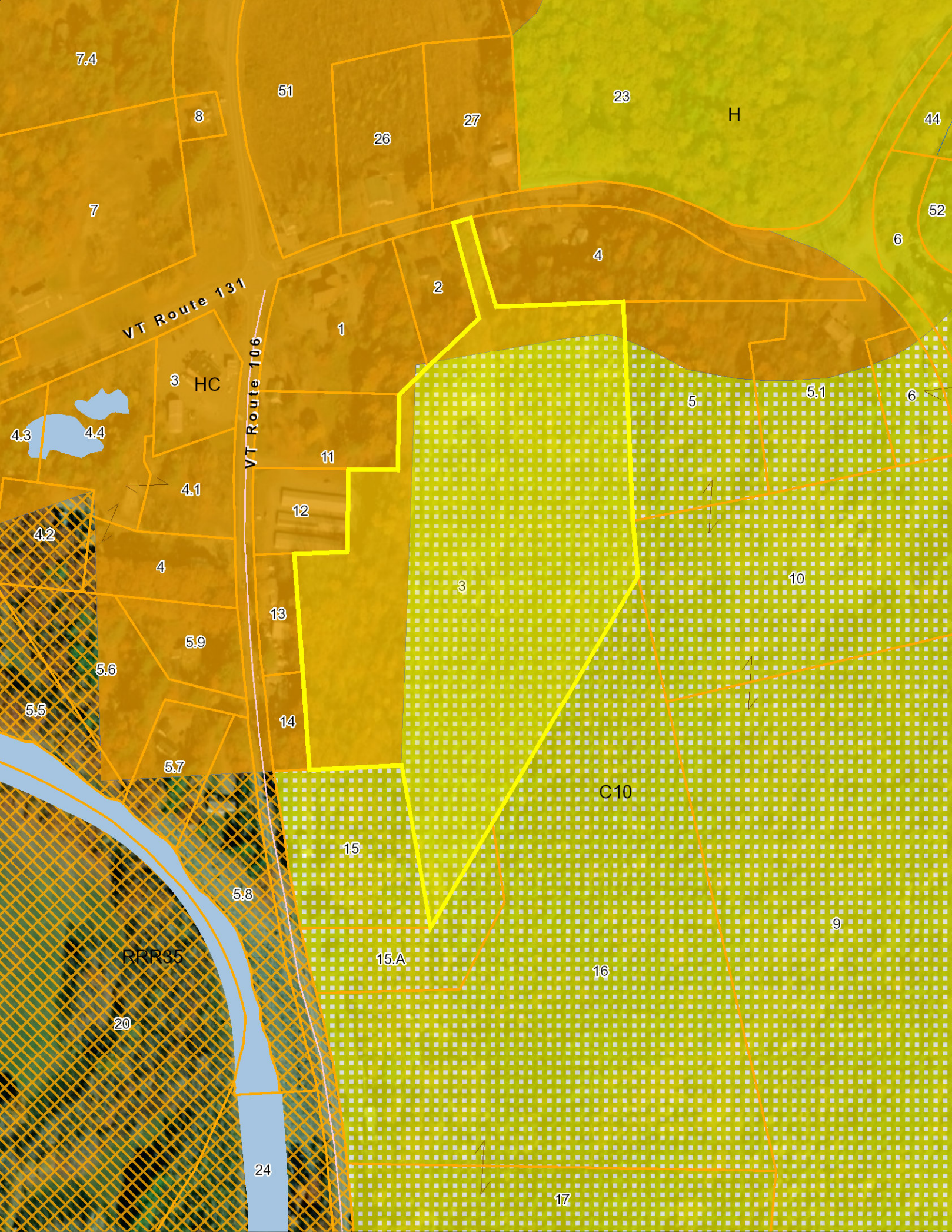
Heidi Mitchell

Weathersfield Vermont

DATE Jan. 7,2022	SCALE 1"=60'	PROJECT NO. 21-1297
GARY RAPANOTTI L.S.		SPRINGFIELD VERMONT

HEARING ITEM

3



HEARING ITEM

4

Town of Weathersfield Subdivision Application

22.02.08.50
~~# 22.02.02.50~~

Town of Weathersfield, ATTN: Land Use Administrator, P.O. Box 550, Ascutney, VT 05030
(802) 674-2626 | landuse@weathersfield.org

Property Information

Address 7228 VT Rt 131
 Town, State, Zip Perkinsville, VT 05151
 Parcel ID & Zoning District 07-02-03 HC/R/NO
 Lot Size (acres) 19.7 (tax map) 17.33 (survey)
 Road Frontage (ft) 55.56' 17.33'
 Existing Principal Use of Land residential

Subdivision Details

Total Number of Parcels to be Created: 2

Parcel 1: <u>3.51</u> acres	Parcel 7: _____ acres
Parcel 2: <u>13.82</u> acres	Parcel 8: _____ acres
Parcel 3: _____ acres	Parcel 9: _____ acres
Parcel 4: _____ 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) Mandy Martel
 Name(s) Greg Martel
 Mailing Address 4125 Rt. 106
 Town, State, Zip Perkinsville, VT 05151
 Telephone # 802-299-1969
 Mobile # 802-738-6729
 E-mail Address mandy.martel19@gmail.com

Landowner (if different)

Name(s) Heidi Mitchell
 Name(s) _____
 Mailing Address 300 Old Post Road
 Town, State, Zip Bradford, VT 05033
 Telephone # 802-222-9649
 Mobile # _____
 E-mail Address Heidi.R.Mitchell@hitchcock.org

Road Access Information – by Parcel

	EXISTING			NON-EXISTING		
	State	Local	Easement/Right-of-way	State	Local	Easement/Right-of-way
Parcel 1:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parcel 2:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parcel 3:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parcel 4:	<input type="checkbox"/>	<input 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 # : in process
(ALWAYS applicable, call Regional Permit Specialist, (802) 279-4747 or john.fay@vermont.gov)

Act 250 Permit # : N/A
(IF applicable, call Act 250 District Coordinator, (802) 289-0597 or stephanie.gile@vermont.gov)

Final Plat Review Fee: \$100 + \$50 per lot = \$200

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.

We plan to build a small single family home with a garage using the existing log landing for our home site and the existing log road for our driveway that were created decades ago. This will help us achieve our goal of clearing the least amount of land.

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:

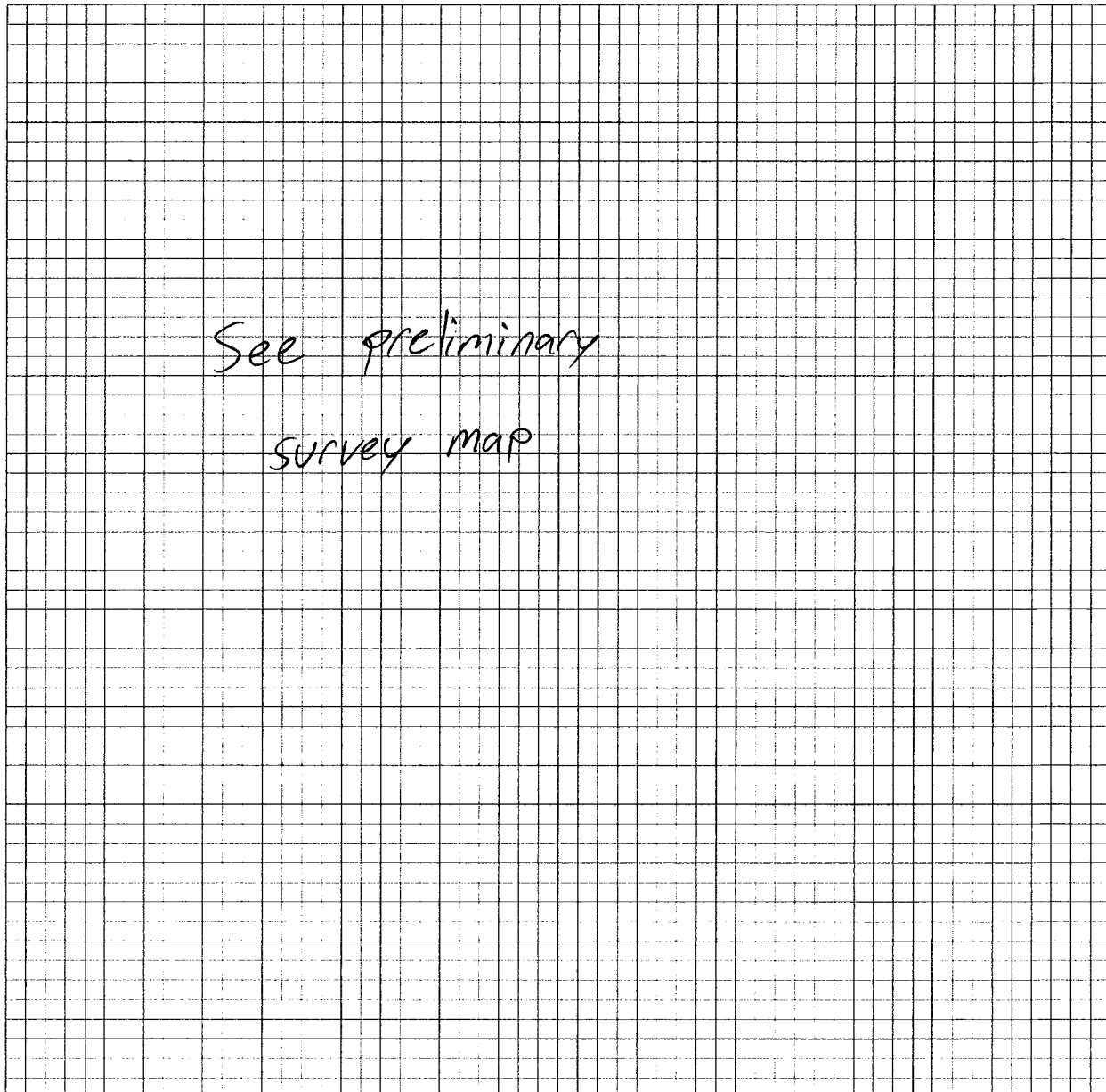
- ◆ Applications will not be considered properly filed and vested for rights to review under any applicable laws until fees are paid in full and all items necessary to determine compliance with this bylaw are complete and submitted;
- ◆ Vermont law allows the Land Use Administrator 30 days to act on 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 Heidi Mitchell
Date 2/8/22

Applicant Signature Stephanie Gile
Date 2/8/22

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.



Land Use Administrator Signature *[Signature]* Applicant Signature *[Signature]*

February 7, 2022

Town of Weathersfield

To Whom It May Concern,

I fully give my permission for Greg and Mandy Martel to stand in place for me at the Planning Board Meetings coming up to discuss the Sub-Division of my property located at 7228 Rte 131, Perkinsville.

I have reviewed and approve the Survey Map completed by Gary Rappanotti.

I believe this would be a beneficial transaction for both parties.

Should question come up I can be reached by telephone at 802-222-9649.

Thank you

A handwritten signature in cursive script that reads "Heidi Mitchell".

Heidi Mitchell

Town of Weathersfield

Date: 07/13/2022 Time: 15:26:18

Clerk: osavage

Account: 070203

Name: MITCHELL MICHAEL & HEIDI

Comments:

Description	Amount
Land Records	10.00
Land Records	3.00
Land Records	2.00
Library Fundraising	200.00

TOTAL 215.00

Check 1037

Thank you

HEARING ITEM

5

Certification of Posting and Distribution

Notice of Public Hearing - Zoning Board of Adjustment

Hearing Date August 8, 2022 Site Visit NA

I hereby certify that I have posted the attached "Notice of Public Hearing" in the following public places and mailed, faxed or emailed as noted said "Notice of Public Hearing" to the following parties on as noted as required by the Vermont Statutes Annotated, Chapter 117, §4464


 Ryan Gumbart, Land Use Administrator

Application # 22-02-08-50
 Applicant's Name: Mandy & Greg Martel

Send copy of Rules of Procedure re public hearings with the hearing notice

- | | | |
|-------------------------------------|--|------------------------------|
| <input checked="" type="checkbox"/> | Vault | <u>7-20-2022</u> |
| <input type="checkbox"/> | Applicant's File | <u>NA</u> |
| <input checked="" type="checkbox"/> | Applicant (paper copy/mailed) | <u>7-20-2022</u> |
| <input type="checkbox"/> | Applicant (<small>cardboard copy for posting</small> <i>emailed</i>) | <u>Ryan Posted 7-20-2022</u> |
| <input checked="" type="checkbox"/> | Landowner (mailed) | <u>7-20-2022</u> |
| <input type="checkbox"/> | Agent (mailed) | <u>NA</u> |
| <input checked="" type="checkbox"/> | Newspaper (notice emailed to paper) | <u>7-20-2022</u> |
| <input checked="" type="checkbox"/> | Publication in newspaper | <u>7-22-2022</u> |
| <input checked="" type="checkbox"/> | Abutters* (mailed) | <u>"</u> |
| <input checked="" type="checkbox"/> | Board Members (mailed) <i>emailed</i> | <u>"</u> |
| <input type="checkbox"/> | Board Alternate(s) (mailed) " | <u>NA</u> |
| <input checked="" type="checkbox"/> | Board Secretary (mailed) " | <u>7-22-2022</u> |
| <input checked="" type="checkbox"/> | Town Website (posted) | <u>7-22-2022</u> |
| <input checked="" type="checkbox"/> | 3 Public Places | |
| <input checked="" type="checkbox"/> | Town Hall | <u>7-22-2022</u> |
| <input checked="" type="checkbox"/> | Ascutney Post Office | <u>7-22-2022</u> |
| <input checked="" type="checkbox"/> | Perkinsville Post Office | <u>7-22-2022</u> |
| <input checked="" type="checkbox"/> | WWFD (placed in mailbox) <i>emailed</i> | <u>7-22-2022</u> |
| <input checked="" type="checkbox"/> | AVFD (placed in mailbox) <i>emailed</i> | <u>"</u> |
| <input type="checkbox"/> | Other | |
| <input type="checkbox"/> | VT Secretary of Transportation** | |

* Abutters - see attached list
 ** when application for variance of setback from state highway (§4464(a)(1)(C))



0 foot Abutters List Report

Weathersfield, VT
July 20, 2022

Subject Properties:

Parcel Number: 07-02-03.000
CAMA Number: 07-02-03.000-000
Property Address: 7228 VT ROUTE 131

Mailing Address: MITCHELL MICHAEL & HEIDI
31 FRENCH MEADOW RD
SPRINGFIELD, VT 05156

Parcel Number: 07-02-03.000
CAMA Number: 07-02-03.00A-000
Property Address: 7230 VT ROUTE 131

Mailing Address: AMERICAN TOWER
PO BOX 723597
ATLANTA, GA 31139

Abutters:

Parcel Number: 03-02-26.000
CAMA Number: 03-02-26.000-000
Property Address: 7259 VT ROUTE 131

Mailing Address: WEST WEATHERSFIELD VOL FIRE DEPT

PO BOX 196
PERKINSVILLE, VT 05151

Parcel Number: 03-02-27.000
CAMA Number: 03-02-27.000-000
Property Address: 7197 VT ROUTE 131

Mailing Address: BLANCHARD CHRISTOPHER A
7197 VT ROUTE 131
PERKINSVILLE, VT 05151

Parcel Number: 07-02-01.000
CAMA Number: 07-02-01.000-000
Property Address: 7290 VT ROUTE 131

Mailing Address: H2JP, LLC
PO BOX 522
WOODSTOCK, VT 05091

Parcel Number: 07-02-02.000
CAMA Number: 07-02-02.000-000
Property Address: 7242 VT ROUTE 131

Mailing Address: LIHL KATHLEEN L
7242 VT ROUTE 131
PERKINSVILLE, VT 05151

Parcel Number: 07-02-04.000
CAMA Number: 07-02-04.000-000
Property Address: 7206 VT ROUTE 131

Mailing Address: PARRY JAMES W & SHIRLEY A
7206 VT ROUTE 131
PERKINSVILLE, VT 05151

Parcel Number: 07-02-05.000
CAMA Number: 07-02-05.000-000
Property Address: 7056 VT ROUTE 131

Mailing Address: WALSH PATRICK J & VICTORIA I
11 WEST COVE RD
MOODUS, CT 06469

Parcel Number: 07-02-10.000
CAMA Number: 07-02-10.000-000
Property Address: 7056 VT ROUTE 131

Mailing Address: WALSH PATRICK J & VICTORIA I
11 WEST COVE RD
MOODUS, CT 06469

Parcel Number: 07-02-11.000
CAMA Number: 07-02-11.000-000
Property Address: 4261 VT ROUTE 106

Mailing Address: ROB & JAIME LLC
PO BOX 1
PERKINSVILLE, VT 05151-0001

Parcel Number: 07-02-12.000
CAMA Number: 07-02-12.000-000
Property Address: 4215 VT ROUTE 106

Mailing Address: SPURR JEFF W SPURR LYNDA
4173 VT ROUTE 106
PERKINSVILLE, VT 05151-0246



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0 foot Abutters List Report

Weathersfield, VT

July 20, 2022

Parcel Number: 07-02-13.000
CAMA Number: 07-02-13.000-000
Property Address: 4173 VT ROUTE 106

Mailing Address: SPURR JEFFREY
4173 VT ROUTE 106
PERKINSVILLE, VT 05151

Parcel Number: 07-02-14.000
CAMA Number: 07-02-14.000-000
Property Address: 4107 VT ROUTE 106

Mailing Address: MARTEL RICHARD A & ANITA M
4125 VT ROUTE 106
PERKINSVILLE, VT 05151

Parcel Number: 07-02-15.000
CAMA Number: 07-02-15.000-000
Property Address: 4055 VT ROUTE 106

Mailing Address: LAMICA HAROLD
PO BOX 92
PERKINSVILLE, VT 05151-0092

Parcel Number: 07-02-15.00A
CAMA Number: 07-02-15.00A-000
Property Address: 4009 VT ROUTE 106

Mailing Address: SPURR JEFFREY
4173 VT ROUTE 106
PERKINSVILLE, VT 05151

Parcel Number: 07-02-16.000
CAMA Number: 07-02-16.000-000
Property Address: 3927 VT ROUTE 106

Mailing Address: BEHN DAVID W & NANCY K
3927 VT ROUTE 106
PERKINSVILLE, VT 05151-9744



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7/20/2022

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Page 2 of 2

HEARING ITEM

6

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 _____

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

HEARING ITEM

7

Table 2.1 - Application Requirements

Required Elements	Boundary Adjustment	Sketch Plan	Preliminary Plan **	Final Plan
(A) Application Information				
Application Form (Number of Copies)	1	1	1	1
Application Fee	X	X	X	X
Name of project	X	X	X	X
Name, address of applicant (landowners and subdivider, if different)	X	X	X	X
Tax Map/Parcel number	X	X	X	X
Written description of proposed development plans, including number and size of lots, and the general timing of development		X	X	X
Waiver requests, in writing (optional)			X	X
(B) Plan/Plat Mapping Requirements				
Plat & any other required construction drawings or plans	2 Paper Plats; 1 Mylar (18"X24")	9 Paper Sketch Plans	2 Paper Plats (18"X24")	2 Paper Plats; 1 Mylar (18"X24")
Subdivision Name/Title, Municipality, Name & Address of Record Owner(s)/Applicant(s)	X		X	X
Date, North Arrow, Legend	X		X	X
Preparer Information, Revision Dates, Certifications	X		X	X
Scale (not greater than 1 inch = 200' unless waived for large parcels)	X		X	X
Project boundaries and property lines	X	Sketch	Approximate	Surveyed
Existing and proposed lot lines, Dimensions, Parcel & lot numbers	X	Sketch	Approximate	Surveyed
Adjoining land uses, subdivisions, roads, drainage and utilities (including location and size of culverts and water and sewer mains)	X		X	X
Zoning district designations and boundaries	X		X	X
Development limitations based on the locations of significant natural features as identified in the Town Plan*, including but not limited to: - slopes with a gradient of 25% or greater; - critical wildlife habitat, including deer wintering areas, rare plant & animal communities; - historic sites and features, including stone walls & cellar holes; - flood hazard areas, surface waters, wetlands and associated buffer areas; - Scenic vistas; and, - Agricultural soils, including prime and soils of statewide significance.	Specific boundaries		Specific boundaries, unless waived because of limited potential impact	Specific boundaries, unless waived because of limited potential impact

Existing and proposed elevations, contour lines within 100 feet of any site development (e.g. driveway)			5' intervals	5' intervals
Existing and proposed driveways, roads, paths, parking areas, associated rights-of-way or easements	Surveyed	Sketch	Approximate	Surveyed
Monument locations shown on plat & set as required in the regulations	X		Approximate	X
Site location map showing proposed subdivision in relation to major roads, drainage ways and adjoining properties	X		X	X
Notation prepared in accordance with Section 460	X			X
Reduced (11" x 17") copies of proposed plan [number of copies]	2		6	6
(C) Supporting Information and Documentation				
Statement of compliance with the Town Plan and applicable local regulations	X		X	X
Copy of all other local permits or pending applications	X		X	X
VTrans access permit letter of intent	X		X	X
VT ANR Project Review Sheet	X		X	X
Written request to the Select Board for a preliminary determination of the Town's willingness to accept any streets, utilities or other community facilities for the subdivision			Draft	X
(D) Additional plat requirements and supporting information required for subdivisions involving new roads, road extensions, creation of 10 or more lots, or for other reasons as determined by the Planning Commission at the completion of sketch plan review. The applicant may request a waiver for any of these requirements per Section 470.				
Proposed utilities, water and wastewater systems and associated rights-of-way or easements on the plat			X	X
Proposed restriction lines or development envelopes on the plat			X	X
Proposed conservation buffer and/or easement areas on the plat			X	X
Supplemental drawings: road profiles; road, intersection and parking area geometry and construction schematics			X	X
Supplemental drawings: proposed landscaping and screening			X	X
Engineering reports (water and wastewater systems)			X	X
Existing and proposed traffic generation rates and volumes			Estimated	X
Off-site easements (for water, wastewater, access, etc.)			Draft	Final
Proposed phasing schedule			Draft	Final
Proposed deed restrictions			Draft	Final
Proposed homeowner or tenant association or agreements			Draft	Final
Proposed performance bond or surety			Description	X

(E) The Planning Commission may require the additional information depending upon the scope and location of the proposed project, including but not limited to the following:
Stormwater management and erosion control plans.
Grading plan (showing proposed areas of cut and fill)
Building footprints
Traffic impact analysis (current and proposed traffic volumes, capacities, levels of service, proposed improvements).
Open space management plan
Visual impact analysis and mitigation plan
Site reclamation plan (for subdivisions involving extraction)
Wildlife habitat impact assessment and mitigation plan
Master plan for large subdivisions or subdivisions or large parcels
Fiscal impact analysis (analysis of financial costs and benefits to the Town)
Other information or studies necessary for the Commission or Board to conduct a comprehensive review.
* Upon written request may be waived by the Planning Commission or Zoning Board of Adjustment in accordance with Section 210(E)
** Planning Commission may require Preliminary Plan Review in accordance with Section 240

HEARING ITEM

8

Your Permit Navigator Results

PNR-0000002568

On the following page, you will find the following results based on the information that you provided. If the information you provided changes, for example if you change the location or size of your project, you should start over as the results below are no longer valid

Disclaimer: The Permit Navigator Results Summary is based on the information provided, and is not intended as an official or binding permitting determination by the ANR or the NRB. The Agency and the NRB reserve the right to require additional permits and/or approvals depending on the specific details of the project.

By checking this box I confirm that I have read and understood the disclaimer.

Check here if you would like a jurisdictional opinion on whether your project requires an Act 250 permit? If you check this box you will need to provide your contact information (first name, last name, email address, and phone). Otherwise, entering your contact information here is not required, but doing so will make it easier for ANR or Act 250 staff to better assist you in the future.

Disclaimer: Although requesting an Act 250 jurisdictional opinion is not required, it is highly recommended. Commencement of construction on a project (including clearing land or demolishing structures in preparation) that requires an Act 250 permit without securing a jurisdictional opinion could result in penalties and other enforcement actions.

PROJECT INFORMATION REVIEW

Project Address

7230 VT ROUTE 131. WEATHERSFIELD, 05151

Category

Business/Municipality/Government
Entity

Industry / Activity

Municipalities

New Construction or Renovation?

No

YOUR LOCATION SELECTION DATA

Latitude

43.3974

Longitude

-72.5138

SPAN

705-224-10772

Property Owner

AT&T MOBILITY LLC
7230 VT ROUTE 131.
WEATHERSFIELD, 05151

Location

[View map of your selection](#)

This link may contain valuable information about this parcel. We suggest clicking on this link and viewing it in the ANR Atlas to see the environmental considerations (such as wells, existing permits, and required setbacks) present.

PERMIT RESULTS

BASED ON YOUR RESPONSES, WE HAVE DETERMINED THE FOLLOWING PERMITS ARE LIKELY NEEDED FOR YOUR PROJECT:

Vermont Department of Environmental Conservation

Operational Stormwater Discharge Permit

PERMIT EXPLANATION

An operational stormwater permit is required for new development of 1 or more acres of impervious surface; for the expansion of impervious surface by 5,000 square feet when the total resulting surface (new + existing) will be 1 or more acres; for the redevelopment of 1 or more acres of impervious surface; and sites with impervious surfaces totaling 3 or more acres, including projects that share a previously issued stormwater permit for 3 or more acres (e.g. residential/commercial subdivisions, and other types of larger campus-type development), unless the entire site was permitted under the 2002 Vermont Stormwater Management Manual. Most projects obtain permit coverage under Stormwater General Permit 3-9050. Some projects may require an Individual Permit.

TIME TO ISSUE PERMIT

Approximately 40-60 days for general permit applications, 90 days for Individual Permit applications.


APPLICATION FEE AMOUNT

\$240 Administrative Processing Fee + \$860-1400 Application Review Fee + \$160-310 Annual Operating Fee depending on Class

[View fee table](#)

PROGRAM CONTACT

Ashley Preston

 802-490-6170

 ashley.preston@vermont.gov

PROGRAM WEBSITE

 <https://dec.vermont.gov/watershed/stormwater>

PROGRAM RESOURCES

[Stormwater Program, District Environmental Analysts:](#)

are responsible for the technical review of construction stormwater discharge permits, and may be contacted for consultation regarding permit applicability, including determinations.

Wastewater System & Potable Water Supply

PERMIT EXPLANATION

Regulates the construction or modification of potable water supplies and wastewater treatment and disposal systems in order to protect human health and the environment. Wastewater permit applications are filed by engineers and licensed designers.

TIME TO ISSUE PERMIT

Approximately 30-45 days. (Timeframe is dependent on the completeness and accuracy of the application.)


APPLICATION FEE AMOUNT

New single family residence up to four bedrooms: \$306.25. Five or more bedrooms \$870. Larger buildings range from \$3000 - \$13,500.

[View fee table](#)

PROGRAM CONTACT

Jeff Svec

 802-591-0231

 jeff.svec@vermont.gov

PROGRAM WEBSITE

 <https://dec.vermont.gov/water>

PROGRAM RESOURCES

[Wastewater Systems & Potable Water Supply Permit](#)

The Regional Office Program issues water/wastewater permits (WW Permits) for soil based wastewater systems with flows of less than 6,500 gallons per day, for potable water supplies (water supplies that are not public water supplies), and for municipal water and sewer connections. Permitting staff are located in five Regional Offices. Staff also administers the licensed designer program and reviews innovative and alternative systems for potential use in the state.

ENVIRONMENTAL CONSIDERATIONS BASED ON MAPPED RESULTS

ID MAP RESULT

CONTACT INFORMATION

First Name

Ryan

Last Name

Gumbart

Phone

(802) 674-4510

Email

landuse@weathersfield.org

Address 1

5259 US Route 5

Address 2

PO BOX 550

City

Ascutney

State

Vermont

Mailing Zip/Postal Code

05030

Fish, Wildlife, and Plants - Threatened and Endangered Species

Does your project involve cutting down trees larger than 8 inches in diameter in any of the following towns?

Answer:

 NO

- (Addison, Arlington, Benson, Brandon, Bridport, Bristol, Charlotte, Cornwall, Danby, Dorset, Fair Haven, Ferrisburgh, Hinesburg, Manchester, Middlebury, Monkton, New Haven, Orwell, Panton, Pawlet, Pittsford, Rupert, Salisbury, Sandgate, Shoreham, Starksboro, St. George, Sudbury, Sunderland, Vergennes, Waltham, West Haven, Weybridge, Whiting)

Underground Injection Control

Will you have one or more floor drains or catch basins?

Answer:

 NO

Lake Encroachment Permit

Is your project located at or beyond the shoreline as established by the mean water level of: 1) a public lake or pond, 2) a boatable tributary of Lake Champlain or Lake Memphremagog upstream to the first barrier to navigation, or 3) Connecticut River impoundments and boatable tributaries of such impoundments upstream to the first barrier to navigation?

Answer:

 NO

Shoreland Protection

Does your project involve the creation of new cleared area or impervious surface (e.g. dirt road, paved road, roof, driveway, etc.) near a lake or pond?

Answer:

 NO

Residuals Management

Does your project involve a facility that produces biosolids?

Answer:

 NO

Does your project involve land applying biosolids or stabilized, domestic septage?

Answer:

 NO

Does your project involve a municipal wastewater treatment facility but your project does not produce biosolids?

Answer:

 NO

Does your project involve the distribution of short paper fiber or wood ash in Vermont?

Answer:

 NO

Stream Alteration and Stream Crossing Structures

Does your project involve any of the following:

Answer:

- movement, excavation or fill of 10 or more cubic yards of material within a perennial stream?

 NO

- construction or maintenance of a berm or additional material for landscaping adjacent to a river, stream, or floodplain?

- any crossing of a stream with utility lines?

Flood Plain and River Corridor

Is your project proposing activities in or near a floodplain, river, and/or stream.

Answer:

 NO

Salvage Yards

Does your project involve storing four or more junk vehicles or scrap metal outside?

Answer:

 NO

Demolition Waste

Does your project have demolition waste that needs disposal?

Answer:

 NO

Disposal of Inert Waste, Untreated Wood & Stumps

Does your project have inert waste that needs disposal?

Answer:

 NO

Used Septic System Components/Stone

Does your project involve used septic system components or stone from a septic system that needs disposal?

Answer:

NO

Industrial (Multi-Sector) Stormwater Discharge Permit

Does your project involve an industrial activity associated with the Multi-Sector General Permit? (To view multi-sector general permit industrial activities, click this [link](#).)

Answer:

NO

Operational Stormwater Discharge Permit

Will your project undertake any of the following with respect to impervious surfaces:

Answer:

- None of the above

Underground Storage Tanks

Does your project have an existing underground storage tank on the property?

Answer:

NO

Does your project involve you installing an underground storage tank?

Answer:

NO

Wastewater System & Potable Water Supply

Are you subdividing land?

Answer:

YES

Is the lot improved?

Answer:

YES

Are you adding land to a lot? (The addition of land to a lot does not require a permit, but subdivision of the donor lot may require a permit.)

Answer:

NO

Answer:

NO

Is it the subdivision of a lot where the subdivision results from a transfer of property for a highway or other transportation project that is authorized under the State's enacted Transportation Program or is an emergency project within the meaning of 19 V.S.A. § 10g(h) regardless of whether the State or the municipality has commenced any condemnation proceedings in connection with the project?

Answer:

None of the above

Is the subdivision for a boundary line adjustment? if so it may be exempt if each lot being adjusted meets one or more of the following:

Wetlands

Does your project involve land that is in or near an area that has any of the following characteristics:

Answer:

NO

o Water is present – ponds, streams, springs, seeps, water filled depressions, soggy ground under foot, trees with shallow roots or water marks?

o Wetland plants, such as cattails, ferns, sphagnum moss, willows, red maple, trees with roots growing along the ground surface, swollen trunk bases, or flat root bases when tipped over?

o Wetland Soils – soil is dark over gray, gray/blue/green? Is there presence of rusty/red/dark streaks? Soil smells like rotten eggs, feels greasy, mushy or wet? Water fills holes within a few minutes of digging?

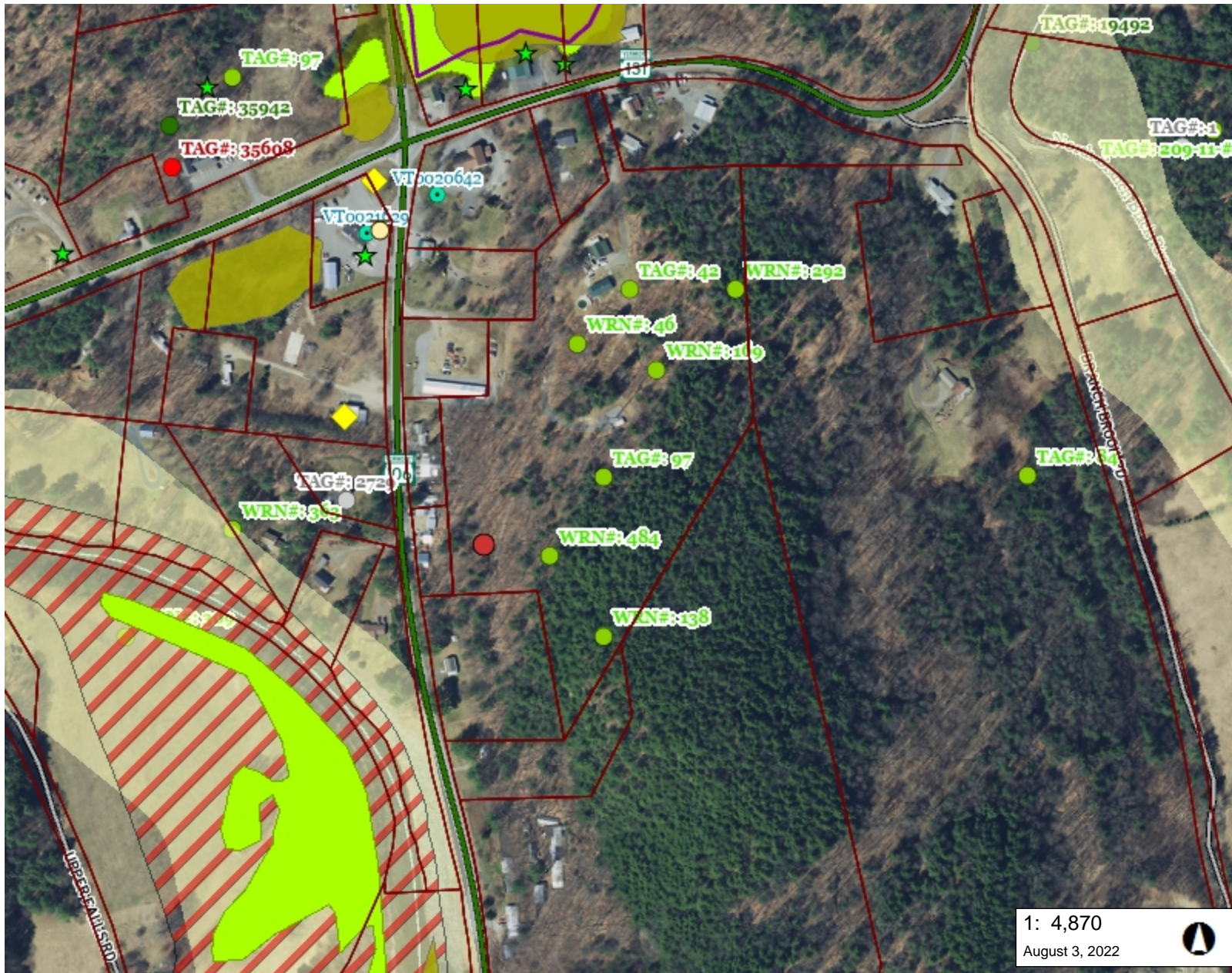
Other State and Local Permit Information

In addition to environmental permitting, there are other requirements that may apply. Below are some helpful resources:

- Office of the State Fire Marshal: <https://firesafety.vermont.gov/>
- Vermont Building Energy Standards: <https://publicservice.vermont.gov/content/building-energy-standards>
- Secretary of State business registration: <https://sos.vermont.gov/corporations/registration/>
- Secretary of State professional Boards: <https://sos.vermont.gov/opr/>
- Department of Taxes: <https://tax.vermont.gov/>
- For local permits - please see your Town Clerk, Zoning Administrator, Planning Commission or Public Works

HEARING ITEM

9



LEGEND

- ▨ Threatened or Endangered
- ▨ Rare
- Significant Natural Community
- Vernal Pools Confirmed – AE/
- Vernal Pools Unconfirmed – AI
- ★ Wetland Projects
- Lakes and Ponds Permits
 - Aquatic Nuisance
 - Encroachment
 - Shoreland
- Shoreland 100' Setback
- Shoreland 250' Setback
- Wetland - VSWI
 - Class 1 Wetland
 - Class 2 Wetland
 - Buffer
- Wetlands Advisory Layer
- Stormwater Permits (Issued)
 - + Operational
 - + Construction
 - + Industrial - NOI
 - + Industrial - NOX
 - + Other
- Stormwater Permits (Pending)
 - + Operational
 - + Construction
 - + Industrial - NOI

1: 4,870
August 3, 2022



247.0 0 124.00 247.0 Meters
 WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 406 Ft. 1cm = 49 Meters
 © Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

NOTES

Map created using ANR's Natural Resources Atlas

AGENDA ITEM

7

Article 2: Zoning Districts and District Standards

2.5 Table of Districts and Uses

2.5.1 Village (V)

2.5.2 Hamlet (H)

2.5.3 Rural Residential (RR-1)

2.5.4 Rural Residential Reserve (RRR 3-5)

2.5.5 Conservation (C-10)

2.5.6 Highway Commercial (HC)

2.5.7 Industrial (I)

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 principal uses on a single parcel of land requires a PUD permit.~~
4. Soil or terrain conditions may require larger lot sizes to satisfy Town or State public health regulations.

Article 5: Development Review

5.1 Application Submission Requirements

An application for a zoning permit shall be filed with the Administrative Officer on form(s) provided by the municipality. Required application fees, as set by the Legislative Body, also shall be submitted with each application.

5.1.3 Conditional Use Review

Applications shall include the following:

- a) **Application Form:** Supplied by the Administrative Officer; signed by the owner of record and, in the case of a non-owner applicant, by the applicant;
- b) **Site Plan:** A site plan shall meet all of the requirements of Section 5.1.2(b).
- c) **Project Narrative:** A description of the proposed project shall be required as part of a complete application. Also required is a narrative that clearly and succinctly explains how the project meets all applicable Conditional Use standards.
- d) **Application Fees:** All applicable fees must be paid as part of a complete application.

5.1.4 PUD Review

Applications for PUDs must include the following, in addition to the information required for subdivisions:

- a) A brief summary of the project and how it meets the PUD standards in this section;
- b) A statement setting forth the nature of all proposed modifications, changes, or supplements required to the Zoning Bylaws by the proposal. Any such modification approved under this section shall be specifically set forth in terms of standards and criteria

for the design, bulk and spacing of buildings and the sizes of lots and open spaces which shall be required and these shall be noted or appended to the plat;

- c) A sound proposal for the financing and membership of the management organization which will maintain and operate the property in common ownership, such as community facilities, private roads, and/or open spaces; and,
- d) Additional information required by the Planning Commission to determine whether the proposed mix of uses, density and scale and intensity of uses will meet the standards set forth in Article 6, Article 8 and below.

5.6 Planned Unit Development

In accordance with the provisions set forth in Section 4417 of The Act, Planned Unit Developments (PUDs) are allowed to permit flexibility in the application of the Zoning Bylaws for the purposes of Section 4302 of The Act and in conformance with the Weathersfield Town Plan. Residential PUDs, also known as Planned Residential Development (PRD), are considered as a type of PUD for the purposes of these Bylaws.

5.6.1 Purpose

- a) To encourage compact, pedestrian-oriented development and redevelopment, and to promote a mix of residential uses or nonresidential uses, or both, especially in downtowns, village centers, new town centers, and associated neighborhoods.
- b) To implement the policies of the municipal plan, such as the provision of affordable housing.
- c) To encourage any development in the countryside to be compatible with the use and character of surrounding rural lands.
- d) To provide for flexibility in site and lot layout, building design, placement and clustering of buildings, use of open areas, provision of circulation facilities, including pedestrian facilities and parking, and related site and design considerations that will best achieve the goals for the area as articulated in the municipal plan and bylaws within the particular character of the site and its surroundings.
- e) To provide for the conservation of open space features recognized as worthy of conservation in the municipal plan and bylaws, such as the preservation of agricultural land, forest land, trails, and other recreational resources, critical and sensitive natural areas, scenic resources, and protection from natural hazards.
- f) To provide for efficient use of public facilities and infrastructure.
- g) To encourage and preserve opportunities for energy-efficient development and redevelopment.

5.6.2 Applicability

- a) The PUD provisions may be applied to any land development in any zoning district within the Town of Weathersfield at the request of the applicant.
- b) Uses shall be limited to those permitted and conditional uses within the district in which the PUD is proposed.

5.6.3 PUD Review Procedures

- a) Complete applications for PUDs must include the information specified in Section 5.1.
- b) PUD applications are subject to approval by the Planning Commission in accordance with the requirements of Section 5.6 in these Bylaws.

- c) Applications for PUDs must be reviewed simultaneously with application for subdivision review in accordance with Weathersfield's Subdivision Regulations, as most recently amended.
- d) Approval granted under this section for a PUD that involves the development of one or more uses requiring approval under site plan review (Section 5.3) or conditional use review (Section 5.4) does not exempt the proposed development from both review processes, although applications for PUDs may be reviewed concurrently.

5.6.4 General Standards

In addition to the standards set forth in Weathersfield's Subdivision Regulations, the following general standards must be met in order for the Planning Commission to approve a PUD application:

- a) PUD is consistent with Town Plan.
- b) The density requirements do not exceed the number of units permitted if the land were subdivided in accordance with district regulations.
- c) All Site Plan Review requirements in Section 5.3 have been met.
- d) The PUD is an appropriate and unified treatment for the proposed development.
- e) The development is designed so as to be compatible with the character of the area. Particular attention will focus on the aural and visual impacts.
- f) The development will not place an undue burden on municipal services.
- g) State and local standards for fire and safety regulations by local fire and police officials are in compliance.
- h) Adequate water supply and sewage disposal facilities are provided.

5.6.5 Standards for Residential PUDs

- a) The total number of dwelling units in any Residential PUDs must not exceed 125% of the number of lots into which the parcel could be legally subdivided based upon minimum lot size requirements of these Bylaws.
- b) Only residential and residential accessory uses shall be permitted within a Residential PUD.
- c) Of the land left open within the Residential PUD for common usage or ownership, no more than 25% shall be developed for community facilities (excluding subsurface installations), access road, parking areas, or recreational structures.

5.6.6 Modification of Zoning Regulations

After a duly-warned public hearing (per Section 6.3), simultaneously with subdivision approval, and subject to the standards and conditions set forth in this section, the Planning Commission may modify the zoning district regulations for the proposed PUD as to the following requirements only:

- a) Setbacks, including provision for zero lot lines;
- b) Height, Bulk and Spacing of Buildings;
- c) Type of Building, including a mix of residential and commercial uses in one building, a variety of residential structures (one, two, and multi-family structures).
- d) Location of buildings; and
- e) Size of lots.

Any modification of the Bylaws for the proposed PUD granted by the Planning Commission shall be noted on the subdivision plat.

5.6.7 Decisions

At the time of PUD approval, the Planning Commission shall include in its decision a clear indication of all approved modifications of development standards, and may include conditions related to the location, scale, density, intensity, overall design of future development within the PUD, and/or posting of performance bonds for the completion of public facilities such as roads and water and sewer systems.

5.6.8 Legal Requirements

- a) Preserved open space shall be dedicated, either in fee or through a conservation easement to the Town, a community association comprising all of the present and future owners of lots or dwellings in the project, or a non-profit land conservation organization. The Zoning Board of Adjustment shall approve such easement.
- b) Formation of a homeowners association or similar legal arrangement must be required as a condition of approval for a PUD that includes privately-owned roads, common open space and/or common buildings, or infrastructure or facilities in order to ensure their ongoing maintenance. The obligations to maintain the common improvements must be clearly outlined in the property deeds of all affected owners. Specifically, each deed must have a clause stating the town is not responsible for maintenance or improvements of private roads or common land, buildings or infrastructure. Costs incurred by the town because of default on the part of the association or an owner shall be a lien on the property of the association or owner(s).

Article 7: Definitions

Planned Residential Development (PRD): An area for strictly residential use, in which the design and development promotes the most appropriate use of the land, to facilitate the adequate and economic provision of streets and utilities, and to preserve open space. PRD's designated as single family contains only single family residential structures; those designated as multi-family contain one or more multi-family residential structures.

Planned Unit Development (PUD): One or more lots, tracts, or parcels of land to be developed as a single entity, the plan for which may propose any authorized combination of density or intensity transfers or increases, as well as the mixing of land uses. This plan, as authorized, may deviate from bylaw requirements that are otherwise applicable to the area in which it is located with respect to lot size, bulk, or type of dwelling or building, use, density, intensity, lot coverage, parking, required common open space, or other standards.

Planned Unit Development (PUD): A tool municipalities use to encourage or require flexibility, creativity, and innovation in the planning and design of development to achieve a variety of objectives.

1. Residential PUD: Planned residential developments, or PRDs, are no longer separately authorized under Chapter 117 but are still allowed as a type of PUD that includes primarily residential uses
2. Nonresidential PUD: A PUD that includes only nonresidential uses, for example, regional commercial centers or industrial parks.
3. Mixed-use PUD: A PUD to promote, or require, an integrated mix of residential and nonresidential uses at moderate to higher densities of development, as are found in traditional town and village centers, new town centers, and other designated growth centers.

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Title 24 : Municipal And County Government

Chapter 117 : Municipal And Regional Planning And Development

Subchapter 007 : Bylaws

(Cite as: 24 V.S.A. § 4417)

§ 4417. Planned unit development

(a) Any municipality adopting a bylaw should provide for planned unit developments to permit flexibility in the application of land development regulations for the purposes of section 4302 of this title and in conformance with the municipal plan. The following may be purposes for planned unit development bylaws:

(1) To encourage compact, pedestrian-oriented development and redevelopment, and to promote a mix of residential uses or nonresidential uses, or both, especially in downtowns, village centers, new town centers, and associated neighborhoods.

(2) To implement the policies of the municipal plan, such as the provision of affordable housing.

(3) To encourage any development in the countryside to be compatible with the use and character of surrounding rural lands.

(4) To provide for flexibility in site and lot layout, building design, placement and clustering of buildings, use of open areas, provision of circulation facilities, including pedestrian facilities and parking, and related site and design considerations that will best achieve the goals for the area as articulated in the municipal plan and bylaws within the particular character of the site and its surroundings.

(5) To provide for the conservation of open space features recognized as worthy of conservation in the municipal plan and bylaws, such as the preservation of agricultural land, forest land, trails, and other recreational resources, critical and sensitive natural areas, scenic resources, and protection from natural hazards.

(6) To provide for efficient use of public facilities and infrastructure.

(7) To encourage and preserve opportunities for energy-efficient development and redevelopment.

(b) The application of planned unit development bylaws to a proposed development may:

(1) Involve single or multiple properties and one owner or multiple owners. Procedures for application and review of multiple owners or properties under a common application, if allowed, shall be specified in the bylaws.

(2) Be limited to parcels that have a minimum area specified in the bylaws or a minimum size or number of units.

(3) Be mandatory for land located in specified zoning districts or for projects of a specified type or magnitude as provided in the bylaws.

(c) Planned unit development bylaws adopted pursuant to this section at a minimum shall include the following provisions:

(1) A statement of purpose in conformance with the purposes of the municipal plan and bylaws.

(2) The development review process to be used for review of planned unit developments to include conditional use or subdivision review procedures, or both, as specified in the bylaws.

(3) Specifications, or reference to specifications, for all application documents and plan drawings.

(4) Standards for the review of proposed planned unit developments, which may vary the density or intensity of land use otherwise applicable under the provisions of the bylaws in consideration of and with respect to any of the following:

(A) The location and physical characteristics of the proposed planned unit development.

(B) The location, design, type, and use of the lots and structures proposed.

(C) The amount, location, and proposed use of open space.

(5) Standards requiring related public improvements or nonpublic improvements, or both; and the payment of impact fees, incorporating by reference any development impact fee ordinance adopted pursuant to chapter 131 of this title.

(6) Provisions for the proposed planned unit development to be completed in reasonable phases, in accordance with the municipal plan and any capital budget and program.

(7) Provisions for coordinating the planned unit development review with other applicable zoning or subdivision review processes, specifying the sequence in which the various review standards will be considered.

(8) Reviews that are conducted in accordance with the procedures in subchapter 10 of this chapter.

(d) Planned unit development bylaws may provide for, as part of the standards described in subdivisions (c)(4) and (c)(5) of this section, the authorization of uses, densities, and intensities that do not correspond with or are not otherwise expressly permitted by the bylaws for the area in which a planned unit development is located, provided that the municipal plan contains a policy that encourages mixed use development, development at higher overall densities or intensities, or both.

(e) Standards for the reservation or dedication of common land or other open space for the use or benefit of the residents of the proposed planned unit development shall include provisions for determining the amount and location of that common land or open space, and for ensuring its improvement and maintenance.

(1) The bylaws may provide that the municipality may, at any time, accept the dedication of land or any interest in land for public use and maintenance.

(2) The bylaws may require that the applicant or landowner provide for and establish an organization or trust for the ownership and maintenance of any common facilities or open space, and that this organization or trust shall not be dissolved or revoked nor shall it dispose of any common open space, by sale or otherwise, except to an organization or trust conceived and established to own and maintain the common open space, without first offering to dedicate the same to the municipality or other governmental agency to maintain those common facilities or that open space.

(f) The approval of a proposed planned unit development shall be based on findings by the appropriate municipal panel that the proposed planned unit development is in conformance with the municipal plan and satisfies other requirements of the bylaws.

(g) The appropriate municipal panel may prescribe, from time to time, rules and regulations to supplement the standards and conditions set forth in the zoning bylaws, provided the rules and regulations are not inconsistent with any municipal bylaw. The panel shall hold a public hearing after public notice, as required by section 4464 of this title, prior to the enactment of any supplementary rules and regulations. (Added 2003, No. 115 (Adj. Sess.), § 95.)

AGENDA ITEM

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Article 5: Development Review

5.1 Application Submission Requirements

An application for a zoning permit shall be filed with the Administrative Officer on form(s) provided by the municipality. Required application fees, as set by the Legislative Body, also shall be submitted with each application.

5.1.3 Conditional Use Review

Applications shall include the following:

- a) **Application Form:** Supplied by the Administrative Officer; signed by the owner of record and, in the case of a non-owner applicant, by the applicant;
- b) **Site Plan:** A site plan shall meet all of the requirements of Section 5.1.2(b).
- c) **Project Narrative:** A description of the proposed project shall be required as part of a complete application. Also required is a narrative that clearly and succinctly explains how the project meets all applicable Conditional Use standards.
- d) **Application Fees:** All applicable fees must be paid as part of a complete application.

5.2 Permitted Use Review

See Section 6.2.

5.4 Conditional Use Review

For development requiring one or more approvals from an Appropriate Municipal Panel prior to the issuance of a zoning permit, application information and fees as required for such approvals shall be submitted concurrently with the application for a zoning permit and referred to the Administrative Officer.

Conditional Use Process:

Applicant applies to the Administrative Officer, who must refer the application because conditional use approval is required.

The applicant must then ask the Zoning Board of Adjustment to schedule a public hearing on the issue, and such hearing must be held within thirty (30) days of such request.

The Board of Adjustment shall act to approve or disapprove any such request for conditional use within 45 days after the date of the final public hearing and failure to so act within such period shall be deemed approved.

The Board will base its decision on whether the proposed use will result in an undue adverse effect on:

- a) the capacity of existing or planned community facilities;
- b) the character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located;
- c) traffic on roads and highways in the vicinity;
- d) ordinances then in effect;
- e) utilization of renewable energy resources;
- f) as well as whether all applicable general and special provisions of these Bylaws would be met.

The Board may attach certain additional requirements or conditions to a permit. After such decision is made, the applicant shall have fourteen (14) days to present the conditional use approval and conditions to the Administrative Officer along with an application for a zoning permit.

AGENDA ITEM

9

7.7 Energy Goals

- 7.7.1 To make efficient use of energy, provide for the development of renewable energy resources, and reduce emissions of greenhouse gases.

7.8 Energy Policies

7.8.1 Weathersfield has limited potential for utility-scale wind energy development, as areas with sufficient access to consistent wind are generally small in size and more than a mile away from three-phase power lines. The prime wind sites (e.g. Weathersfield Center, Butterfield Hill, Pikes Peak) are relatively close to established residences and/or specifically identified scenic, historic or natural resources in the Town Plan and/or Biologic Natural Areas of Weathersfield. The secondary wind sites (e.g. Skyline Drive, Hawks Mountain, Little Ascutney, Pierson Peak, Mount Ascutney) are largely in scenic or natural resources areas also specifically identified in the Town Plan and/or Biologic Natural Areas of Weathersfield. Development in these areas would have a profoundly negative impact on critical viewsheds throughout the community, as the natural profile of the mountain forms an iconic backdrop from both in-town and rural valley locations. Because no other locations in Weathersfield have suitable wind resource, infrastructure availability, or are free from significant environmental constraints (Figure 6), no utility-scale (100 KW capacity or greater) wind energy facilities should be located in the town. Smaller scale wind projects, including residential-scale turbines (generally less than 10 KW) and turbines that may be installed at farms, residences or small businesses, up to 100 KW, may be appropriate as long as noise from the turbines does not adversely affect neighboring residential properties and as long as they are not prominently visible from any town-identified historic district.

7.8.2 The town particularly encourages solar energy development, of any scale, on building rooftops.

7.8.3 The town strongly supports the development of small-scale (150 KW capacity or less) electricity generation from solar energy at homes, businesses, schools, and other institutions.

7.8.4 The town strongly encourages community solar projects (between 15 KW and 150KW in size) provided they are located on sites identified as having high potential for electricity generation based on solar resource availability and avoid “prohibited areas” as identified below. Moreover, any community solar project located on a site that is not a prohibited/exclusion area shall be considered as being located on a “preferred site” and eligible for all of the regulatory and financial incentives associated with larger scale solar energy installations pursuant to Public Utility Commission Rule 5.100 and 30 V.S.A. Section 248.

7.8.5 Any larger scale solar development (greater than 150 kW capacity) shall be subject to the following Solar Energy Facility Siting Policy and Map, and the Solar Electric Facility Siting Guidelines.

7.8.6  **Solar Energy Facility Siting Policy and Map**

The Solar Energy Resource Map shall serve as a guide for developers wishing to identify land suitable for larger-scale solar energy generation facilities (greater than 150 kW capacity) within the Town of Weathersfield. This map identifies sites which have been determined by the Town of Weathersfield, through official action of the Select Board, to be suitable for solar facilities and sites which are not suitable due to the presence of constraints. Only sites identified as “preferred sites” (on this map or through the Town of Weathersfield’s Preferred Site Policy) or located in a “preferred area” as defined in the Solar Facility Siting Criteria, below, may be developed with solar generating facilities in excess 150 KW of rated capacity.

The Solar Energy Resource Map shall be used in concert with the Town’s Screening of Solar Facilities Ordinance and the Solar Facility Siting Guidelines (incorporating the Community Standards and Siting Criteria) included in this section of the Town Plan to direct the development and design of solar facilities. Although solar energy development at these preferred sites and locations is an appropriate land use, all such development shall be carefully planned to limit adverse impacts to neighboring properties and to public viewsheds, giving consideration to The Town’s Screening of Solar Facilities Ordinance and Solar Facility Siting Guidelines.

The sites indicated on this map as suitable for solar energy development were selected after a thorough analysis of available geographic data, including an assessment of access to solar energy as well as environmental, aesthetic, cultural, and related regulatory constraints. State-identified environmental constraints are discussed in more detail in the Mount Ascutney Regional Energy Plan, and include the following resource areas:

- a) Class 1 and 2 wetlands, vernal pools, and hydric soils;
- b) Mapped river corridors and FEMA-defined floodways;
- c) Natural communities and rare, threatened, and endangered species;
- d) Federal wilderness areas;
- e) “Primary” and “Statewide” significant agricultural soils;
- f) FEMA-defined special flood hazard areas;
- g) Lands protected for conservation purposes;
- h) Deer wintering areas; and
- i) State-identified high priority “Conservation Design Forest Blocks.”

7.8.7 Solar Electricity Facility Siting Guidelines

The term “solar facility” shall have the following meaning: a solar electricity generation and transmission facility with a 150kW (AC) or greater capacity, including all on-site and offsite improvements necessary for the development and operation, and on-going maintenance of the facility.

The Town of Weathersfield has developed community standards and siting standards for the development of solar facilities for reference and use by facility developers and local property owners and for consideration in Section 248 proceedings (30 VSA §248). These standards are set forth below. In addition, the Weathersfield Planning Commission, in consultation with the Mount Ascutney Regional Commission, has

identified and mapped (Figure 7) those areas of Weathersfield that are most suitable for solar facility development based on facility siting requirements and municipal energy, conservation, and development policies and objectives set forth in the Weathersfield Town Plan.

7.8.7.2 Community Standards

The following community standards are to be considered in undertaking municipal solar electricity projects and programs, in updating Weathersfield's Zoning Bylaws to address solar facilities subject to local regulation, and in the review of any new or upgraded solar facilities in excess of 15 kW capacity, by the Town of Weathersfield and the Public Utility Commission (Section 248 review).

- a) **Plan Conformance:** New solar facilities and proposed system upgrades should be consistent with the Vermont Comprehensive Energy Plan, the Vermont Long-Range Transmission Plan, and utilities Integrated Resource Planning (IRP).
- b) **Benefits:** A demonstrated statewide public need that outweighs adverse impacts to local residents and resources must be documented for municipal support of new solar facilities located within or which may otherwise affect Weathersfield. Facility development must benefit Town of Weathersfield and State residents, businesses, and property owners in direct proportion to the impacts of the proposed development.
- c) **Impacts:** New solar facilities must be evaluated for consistency with community and regional development objectives and shall avoid undue adverse impacts to significant cultural, natural, and scenic resources and aesthetic values identified by the community in the Weathersfield Town Plan and the Scenic Resources Inventory. When evaluating impacts of a proposed solar facility under the criteria set forth in this Town Plan, the cumulative impact of existing solar facilities, approved pending solar facilities and the proposed solar facility shall be considered. It is explicitly understood that a proposed solar facility which by itself may not have an adverse impact may be deemed to have an adverse impact when considered in light of the cumulative impacts of the proposed solar facility and existing solar facilities and pending already approved solar facilities.
- d) **Decommissioning:** All facility certificates shall specify conditions for system decommissioning, including required sureties (bonds) for facility removal and site restoration to a safe, useful, and environmentally stable condition. All hazardous materials and structures, including foundations, pads and accessory structures, must be removed from the site and safely disposed of in accordance with regulations and best practices current at the time of decommissioning.

7.8.7.3 Solar Facility Siting Criteria

Weathersfield supports development of solar energy generation facilities consistent with the policies and guidelines set forth in this plan. It recognizes that financial considerations require projects to be located in close proximity to

electric power lines capable of distributing the load proposed to be generated and to have convenient access from major transportation networks for construction. However, the town desires to maintain the open landscape and scenic views important to Weathersfield's sense of place, tourism economy, and rural cultural aesthetic. Not all solar facilities proposed can meet this standard. Projects must meet the following criteria in order to be supported by this Town Plan:

- a) **Siting Requirements:** New solar facilities shall be sited in locations that do not adversely impact the community's traditional and planned patterns of growth, of compact village centers surrounded by a rural countryside, including working farms and forest land. Solar facilities shall, therefore, not be sited in locations that adversely impact scenic views, roads, or other areas identified in the Scenic Resources Inventory, nor shall solar facilities be sited in locations that adversely impact any of the following scenic attributes identified in the Scenic Resource Inventory: views across open fields, especially when those fields form an important foreground; prominent ridgelines or hillsides that can be seen from many public vantage points and thus form a natural backdrop for many landscapes; historic buildings and districts and gateways to historic districts; and, scenes that include important contrasting elements such as water. The impact on prime and statewide agricultural soils currently in production shall be minimized during project design.
- b) **Preferred Areas:** The following areas are specifically identified as preferred areas for solar facilities, as they are most likely to meet the siting requirements:
 - Roof-mounted systems;
 - Systems located in proximity to existing large scale, commercial or industrial buildings;
 - Proximity to existing hedgerows or other topographical features that naturally screen the entire proposed array;
 - Reuse of former brownfields;
 - Facilities that are sited in disturbed areas, such as gravel pits, closed landfills, or former quarries;
 - Areas specifically identified as suitable for solar facilities on the Solar Energy Resource Map.
- c) **Prohibited (Exclusion) Areas:** In addition to those areas that do not meet the siting requirements set forth above, development of solar generating facilities shall be excluded from (prohibited within), and shall not be supported by the Town, in the following locations:
 - Floodways shown on Flood Insurance Rate Maps (FIRMs);
 - River corridors as shown in the Town of Weathersfield Zoning Bylaws;
 - Class I or II wetlands;
 - A location that would significantly diminish the economic viability or potential economic viability of the town's working landscape, including

productive forest land and primary agricultural soils (as defined in Act 250 and as mapped by the U.S. Natural Resource Conservation Service);

- Rare, threatened, or endangered species habitat or communities as mapped or identified through site investigation, and core habitat areas, migratory routes and travel corridors;
 - Ridgelines: ____
 - Steep slopes (>25%)
 - Surface waters and riparian buffer areas (except for stream crossings);
 - Topography that causes a facility to be prominently visible against the skyline from public and private vantage points such as roads, homes, and neighborhoods;
 - A site in proximity to and interfering with a significant viewshed identified in the **Scenic Resource Inventory**;
 - A site on which a solar facility project cannot comply with **Weathersfield’s prescribed siting and screening standards, including the screening requirements set forth in _____ Screening of Solar Facilities Ordinance**;
 - A site that causes adverse impacts to historical or cultural resources, including state or federal designated historic districts, sites and structures, and locally significant cultural resources identified in the municipal plan. Prohibited impacts to historical and cultural resources include:
 - removal or demolition;
 - physical or structural damage, significant visual intrusion, or threat to the use;
 - significant intrusion in a rural historic district or historic landscape with a high degree of integrity;
 - significant visual intrusion into a hillside that serves as a backdrop to a historic site or structure;
 - creating a focal point that would disrupt or distract from elements of a historic landscape;
 - a significant intrusion in a rural historic district or historic landscape that has a high degree of integrity;
 - impairing a vista or viewshed from a historic resource that is a significant component of its historic character and history of use;
 - visually overwhelming a historic setting, such as by being dramatically out of scale;
 - isolating a historic resource from its historic setting, or introducing incongruous or incompatible uses, or new visual, audible or atmospheric elements.
- d) **Mass and Scale:** Except for projects located on preferred sites, solar facilities larger than 10 acres, individually or cumulatively, cannot be adequately

screened or mitigated to blend into the municipality's landscape and are, therefore, explicitly prohibited.

7.9 Energy Recommendations

- 7.9.1 Consider adopting a freestanding solar screening bylaw under 24 V.S.A. §4414 (15).
- 7.9.2 The Town of Weathersfield may participate in the Public Utility Commission's review of new and expanded generation facilities to ensure that local energy, resource conservation, and development objectives are identified and considered in proposed utility development. This may include joint participation and collaboration with other affected municipalities and the Mount Ascutney Regional Commission for projects that may have significant regional impact. It is acknowledged that the PUC's primary focus is on administering state public policy and regulating actions that are directed at ensuring that utility services promote the general good of the state.
- 7.9.3 The Planning Commission, in consultation with the Select Board, should develop guidelines to direct local participation in Section 248 proceedings related to solar facilities located in Weathersfield or in neighboring communities which may affect the town. The guidelines should reflect levels of participation or formal intervention in relation to the type, location, scale, operation, and magnitude of a proposed project, and its potential benefits, detriments to, and impacts on the community.