



# 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, November 14, 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 – October 24, 2022

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### Old Business

6. **6:30 PUBLIC HEARING – Final Plat Review – Arrison:** New
7. **Sketch Plan Review – Hodgdon:** Continuation
8. **Sketch Plan Review – Fairbrother:** No update
9. **Town Plan – Energy section:** Review changes
10. **Review – Preferred Site Checklist:** Review and modify if needed
11. **Bylaws – PUD Review section:** No update
12. **Bylaws – Table of Districts and Uses:** Start review

- 
13. Discussion of items for future agendas
  14. Any other business that can be legally discussed
  15. Adjourn

The next regularly scheduled meeting of the Planning Commission will be **Monday, November 28, 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, October 24, 2022 6:30 PM

Planning Commission Members Present:

Paul Tillman  
Howard Beach  
Joseph Bublat  
Tyler Harwell  
Michael Todd (arrived at 6:48 pm)

Ryan Gumbart, Land Use Administrator

Attendees: John & Patti Arrison, Colby Hodgdon, Jeannie Surrell

Online Attendees: Jason Rasmussen, Bart Mair, Todd Hindinger

1. Call to Order made by Paul Tillman, Chair at 6:32 pm.
2. Agenda Review  
No Changes
3. Comments from the Chair and Land Use Administrator

Paul Tillman asked anyone if they had issues with the new Planning Commission Agenda format.

4. Comments from Citizens regarding items not on the agenda.  
None
5. Approval of Meeting Minutes – September 26, 2022

Tyler Harwell made a motion to approve the minutes from 9-26-22.  
Howard Beach– 2<sup>nd</sup>  
No discussion  
Vote – unanimous

6. Sketch Plan Review – Hodgdon continuation

Application # 22.03.30.1  
Colby Hodgdon  
Tax Map/Parcel Number 05-03-40

Sketch Plan Map was available for viewing and questions.

Colby Hodgdon also provided the following for review by the Planning Commission to go with his subdivision application:

- Community Facility Project Review and Sign-Off sheet, completed and signed by all necessary departments.
- Wastewater System and Potable Water Supply Permit completed.
- Final Decree of Distribution – Real Property

Jeannie Surrell had some concerns about the location of the access to the driveway as her property is in the area where the proposed access is. Colby has another option for access to the property as well if the first option does not work.

The Planning Commission recommendation was for Colby to look at right of way easements for both Lawrence Farm Road and Woods Road. They also want Colby to have the dog leg section of the parcel changed to a right of way and redefine Lot 2's boundaries to make a more uniform shaped lot.

Colby is also going to check on the deed parcel line for the salvage yard in the Southeast corner of the new Lot 2.

7. Sketch Plan Review – Arrison

Application # SPR.22.10.19.1

John & Patti Arrison

Tax Map/Parcel Number G80225

Proposed access off reclassified trail to C4.

Alternate access off C3 road with right of way.

Michael Todd made a motion to for John & Patti Arrison subdivision for November 14, 2022 at 6:30 PM.

Joseph Bublat – 2<sup>nd</sup>

No further discussion

Vote – unanimous

8. Sketch Plan Review – Fairbrother continuation

No Update

9. Town Plan – Energy Section – review changes with Regional Planning Commission

Jason Rasmussen was online to review the Energy Section of the Town Plan with the Planning Commission.

Changes to the Energy Plan as follows:

\*\*Please refer to the Planning Commission Packet dated 10-24-22 for the DRAFT\*

- Section 7.2 – Keep just the black text.
- Section 7.2.1.3 – Remove Paragraph 3
- Section 7.2.5 – Keep new wind section, start looking at wind resource data. Is there a map to review?
- Section 7.2.6 – Move to section 7.3 Renewable heat pumps
- Section 7.4.2 – Removal all of last paragraph
- Section 7.5 – Add in Weathersfield
- Section 7.6 – Expand on examples, remove scenic references as they will be expanded in a separate document.

Remaining Energy Plan will be continued at a future meeting.

10. Review – Preferred Site Checklist – Review and modify if needed – tabled for future discussion

11. Bylaws – PUD Review Section – tabled for future discussion

12. Bylaws – Table of Districts and Uses: Start Review – tabled for future discussion

13. Discussion of items for future agendas

- Review – Preferred Site Checklist – Review and modify if needed
- Bylaws – PUD Review Section
- Bylaws – Table of Districts and Uses: Start Review

14. Any other business that can be legally discussed.

15. Adjourn

Tyler Harwell made a motion to adjourn at 9:04 pm

Michael Todd – 2<sup>nd</sup>

No discussion

Vote – unanimous

Next Planning Commission Meeting is scheduled for Monday, November, 14 2022 at 6:30 pm at Martin Memorial Hall.

Respectfully,  
Chauncie Tillman  
Recording Secretary

**Planning Commission**

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Howard Beach, Vice - Chair

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Joseph Bublat, Clerk

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Tyler Harwell, Chairperson

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Paul Tillman, Chair

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Michael Todd, Chairperson

DRAFT



AGENDA ITEM

6



# PUBLIC HEARING

Arrison Subdivision – Final Plat Review

November 14, 2022

Item 1: Public Hearing Notice

Item 2: Certification of posting

Item 3: Newspaper publishing receipt

Item 4: Abutters map and report

Item 5: Community Facilities Sign-off Sheet

Item 6: Highway classification packet

Item 7: Protected soils 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, November 14, 2022 – 6:30 PM**

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A public hearing before the Weathersfield Planning Commission will be held at the Town Office in Ascutney on Monday, November 14, 2022 at 6:30 PM to consider the following application:

**Application 22.10.26.FP by John & Patti Arrison for a subdivision at 160 Center Grove Road (Parcel: 08-02-25). The parcel is located in the Rural Residential Reserve (RRR3-5), Conservation (C-10), and Historic 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.

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>

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HEARING ITEM

2

**Certification of Posting and Distribution**

**Notice of Public Hearing**

Hearing Date November 15, 2022 Site Visit \_\_\_\_\_

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 October 26, 2022 as required by the Vermont Statutes Annotated, Chapter 117, §4464



\_\_\_\_\_  
Ryan Gumbart, Land Use Administrator

Application # \_\_\_\_\_

Applicant's Name: Arrison

*For ZBA: Send copy of Rules of Procedure re public hearings with the hearing notice*

<input type="checkbox"/>	Vault	NA (Applicant's file)
<input checked="" type="checkbox"/>	Applicant's File	<u>October 26, 2022</u>
<input checked="" type="checkbox"/>	Applicant (paper copy/mailed)	<u>October 26, 2022</u>
<input checked="" type="checkbox"/>	Applicant (cardboard copy for posting)	<u>October 26, 2022</u>
<input type="checkbox"/>	Landowner (mailed)	<u>NA (Same as applicant)</u>
<input type="checkbox"/>	Agent (mailed)	<u>NA</u>
<input checked="" type="checkbox"/>	Newspaper (notice emailed to paper)	<u>October 26, 2022</u>
<input checked="" type="checkbox"/>	Publication in newspaper	<u>October 27, 2022</u>
<input checked="" type="checkbox"/>	Abutters* (mailed)	<u>October 26, 2022</u>
<input checked="" type="checkbox"/>	Board Members (mailed)	<u>November 9, 2022</u>
<input checked="" type="checkbox"/>	Board Secretary (mailed)	<u>November 9, 2022</u>
<input checked="" type="checkbox"/>	Town Website (posted)	<u>October 26, 2022</u>
<input checked="" type="checkbox"/>	3 Public Places	
<input checked="" type="checkbox"/>	Town Hall	<u>October 26, 2022</u>
<input checked="" type="checkbox"/>	Ascutney Post Office	<u>October 26, 2022</u>
<input checked="" type="checkbox"/>	Perkinsville Post Office	<u>October 26, 2022</u>
<input type="checkbox"/>	WWFD (placed in mailbox)	<u>Reviewed CFSS</u>
<input type="checkbox"/>	AVFD (placed in mailbox)	<u>NA</u>
<input type="checkbox"/>	Other	<u>NA</u>
<input type="checkbox"/>	VT Secretary of Transportation**	

\*\*\*\*\*

\* Abutters - see attached list

\*\* when application for variance of setback from state highway (§4464(a)(1)(C))

HEARING ITEM

3

# Order Receipt

**Sunshine Communications, LLC (Eagle**

27 Pleasant St. Suite 1  
Claremont, NH 03743

Phone: (603) 543-3100

Fax: (603) 504-3199

URL: www.eagletimes.com

TOWN OF WEATHERSFIELD  
5259 US-5  
Ascutney, VT 05030

Acct #: 00012781  
Phone: (802)674-2626  
Date: 10/26/2022  
Ad #: 00119140  
Salesperson: Kbarton Ad Taker: Kbarton

Class: 1010

Ad Notes:

Sort Line: 160 CENTER GROVE RD.

Description	Start	Stop	Ins.	Cost/Day	Amount
CET Claremont Eagle Times	10/27/2022	10/27/2022	1	26.51	26.51

**Ad Text:**

**NOTICE OF PUBLIC HEARING**

A public hearing before the Weathersfield Planning Commission will be held at the Town Office in Ascutney on Monday, November 14, 2022, at 6:30 pm to consider the following application: Application 22.10.26. FP by John & Patti Arrison for a subdivision at 160 Center Grove Road (Parcel: 08-02-25). The parcel is located in the Rural Residential Reserve (RRR3-5), Conservation (C-10), and Historic zoning district.

**Payment Reference:**

Total:	26.51
Tax:	0.00
Net:	26.51
Prepaid:	0.00

**Total Due 26.51**

HEARING ITEM

4





# Arrison Abutters Map

Weathersfield, VT



October 26, 2022

1 inch = 1095 Feet

www.cai-tech.com



	Common Line		Tract Line		Property TIC
	Private Road		Right of Way		WaterLines
	Property Line		Block		
	Public Road		Property Hook		

Data shown on this map 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 map.





# 0 foot Abutters List Report

Weathersfield, VT  
October 26, 2022

## Subject Property:

Parcel Number: 08-02-25.000  
CAMA Number: 08-02-25.000-000  
Property Address: 160 CENTER GROVE ROAD

Mailing Address: ARRISON N JOHN & PATTI L  
PO BOX 460  
ASCUTNEY, VT 05030-0460

## Abutters:

Parcel Number: 08-01-61.000  
CAMA Number: 08-01-61.000-000  
Property Address: 3055 WEATHERSFIELD CENTER ROAD

Mailing Address: CPH TRUST  
3055 WEATHERSFIELD CTR RD  
WEATHERSFIELD, VT 05156

Parcel Number: 08-01-62.000  
CAMA Number: 08-01-62.000-000  
Property Address: 2811 WEATHERSFIELD CENTER ROAD

Mailing Address: HUNTER PRESS INC  
3055 WEATHERSFIELD CENTER RD  
WEATHERSFIELD, VT 05156

Parcel Number: 08-01-65.001  
CAMA Number: 08-01-65.001-000  
Property Address: 2708 GOULDEN RIDGE ROAD

Mailing Address: WEBSTER KIRBY L & ROOT RICHARD L  
2708 GOULDEN RIDGE RD  
SPRINGFIELD, VT 05156

Parcel Number: 08-01-65.002  
CAMA Number: 08-01-65.002-000  
Property Address: 2708 GOULDEN RIDGE ROAD

Mailing Address: WEBSTER KIRBY L & ROOT RICHARD L  
2708 GOULDEN RIDGE RD  
SPRINGFIELD, VT 05156

Parcel Number: 08-02-21.000  
CAMA Number: 08-02-21.000-000  
Property Address: 79 CENTER CHURCH ROAD

Mailing Address: FIRST CONG CHURCH OF WEATHERSFIELD  
79 CENTER CHURCH RD  
PERKINSVILLE, VT 05151

Parcel Number: 08-02-21.001  
CAMA Number: 08-02-21.001-000  
Property Address: 0 WEATHERSFIELD CENTER ROAD

Mailing Address: WEATHERSFIELD TOWN OF  
PO BOX 550  
ASCUTNEY, VT 05030

Parcel Number: 08-02-21.00A  
CAMA Number: 08-02-21.00A-000  
Property Address: 30 YEWELL LANE

Mailing Address: FIRST CONG CHURCH OF WEATHERSFIELD PARSONAGE  
30 YEWELL LANE  
PERKINSVILLE, VT 05151

Parcel Number: 08-02-22.000  
CAMA Number: 08-02-22.000-000  
Property Address: 3200 GOULDEN RIDGE ROAD

Mailing Address: HOLT IVAN L IV & KAREN M  
4 N BUCKRIDGE DR  
WILMINGTON, DE 19807

Parcel Number: 08-02-23.000  
CAMA Number: 08-02-23.000-000  
Property Address: 3096 GOULDEN RIDGE ROAD

Mailing Address: LIGHT CAROLE B  
3096 GOULDEN RIDGE RD  
SPRINGFIELD, VT 05156

Parcel Number: 08-02-24.000  
CAMA Number: 08-02-24.000-000  
Property Address: 2890 GOULDEN RIDGE ROAD

Mailing Address: BUCKMAN SHAWN R & CHRISTINE D  
2890 GOULDEN RIDGE RD  
SPRINGFIELD, VT 05156



www.cai-tech.com

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# 0 foot Abutters List Report

Weathersfield, VT

October 26, 2022

Parcel Number: 08-02-26.000 CAMA Number: 08-02-26.000-000 Property Address: 2276 WEATHERSFIELD CENTER ROAD	Mailing Address: HALL ELIOT & LESLEY 2276 WEATHERSFIELD CENTER RD SPRINGFIELD, VT 05156
Parcel Number: 08-02-39.000 CAMA Number: 08-02-39.000-000 Property Address: 160 CENTER GROVE ROAD	Mailing Address: ARRISON N JOHN & PATTI L PO BOX 460 ASCUTNEY, VT 05030-0460
Parcel Number: 08-02-40.93+ CAMA Number: 08-02-40.93+-000 Property Address: 0 SKYLINE DRIVE	Mailing Address: TUMSAROCH SUMATE & PHYLLIS 23 THURSTON AVE WILMINGTON, MA 01887
Parcel Number: 08-02-41.000 CAMA Number: 08-02-41.000-000 Property Address: 815 MEADOW LANE	Mailing Address: MACK WILLIAM S & WINIFRED B 10 SOUNDVIEW DR BAYVILLE, NY 11709
Parcel Number: 08-02-51.000 CAMA Number: 08-02-51.000-000 Property Address: 2462 SKYLINE DRIVE	Mailing Address: NASH ERIC D 2462 SKYLINE DR SPRINGFIELD, VT 05156
Parcel Number: 09-01-34.000 CAMA Number: 09-01-34.000-000 Property Address: 572 YEWELL LANE	Mailing Address: DUNHAM ROBERT J & ELAINE 7 RIVERSIDE DR MARBLEHEAD, MA 01945
Parcel Number: 09-01-39.002 CAMA Number: 09-01-39.002-000 Property Address: 2106 SKYLINE DRIVE	Mailing Address: HARTFORD HEATHER HAKE REV TRUST  2106 SKYLINE DR SPRINGFIELD, VT 05156



www.cai-tech.com

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HEARING ITEM

5

Application # SPR. 22. 10. 19. 1

Applicant Name Arrison

### Community Facility Project Review and Sign-Off Sheet

Please present this sheet to each of the department heads listed below. Explain your project fully to each department and request their signature on the appropriate line(s). Return it to the Zoning Administrator as part of your application. Contact information is on the last page.

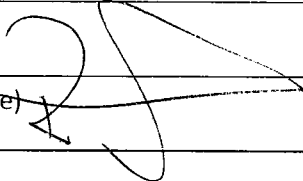
#### Highway Department

- I certify that the proposed project will not have an undue adverse impact on the:
  - town's roads or
  - the transfer station.
- The proposed project will have an undue adverse impact on the:
  - town's roads
  - the transfer station.

The impact will be \_\_\_\_\_

I recommend the following condition(s) to mitigate the impact: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

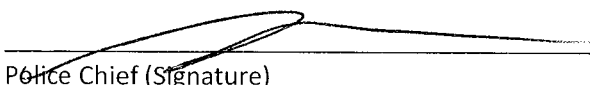
Highway Superintendent (Signature)  Date 10/19/22

#### Police Department

- I certify that the proposed project will not have an undue adverse impact on the Weathersfield Police Department.
- I find that the proposed project will have an undue adverse impact on the Weathersfield Police Department. The impact will be \_\_\_\_\_

I recommend the following condition(s) to mitigate the impact: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Police Chief (Signature)  Date 10/20/22

#### Ascutney/West Weathersfield Volunteer Fire Department

- I certify that the proposed project will not have an undue adverse impact on the Ascutney/West Weathersfield Volunteer Fire Department.

I find that the proposed project will have and undue adverse impact. The impact will be \_\_\_\_\_

\_\_\_\_\_

I recommend the following condition(s) to mitigate the impact(s): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Chief (Signature)

Date

*School Services*

I certify that the proposed project will not have an undue adverse impact on the Weathersfield School.

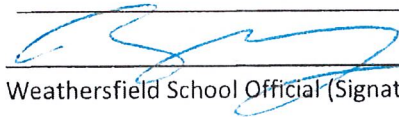
I find that the proposed project will have and undue adverse impact on the Weathersfield School. The impact(s) will be \_\_\_\_\_

\_\_\_\_\_

I recommend the following condition(s) to mitigate the impact(s): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Weathersfield School Official (Signature)

Date

*Ascutney Water District (Community Water System)*

I certify that the proposed project will not have an undue adverse impact on the Ascutney Water District.

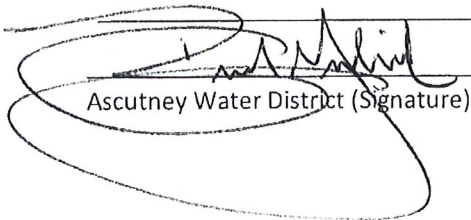
I find that the proposed project will have and undue adverse impact on the Ascutney Water District. The impact(s) will be \_\_\_\_\_

\_\_\_\_\_

I recommend the following condition(s) to mitigate the impact(s): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

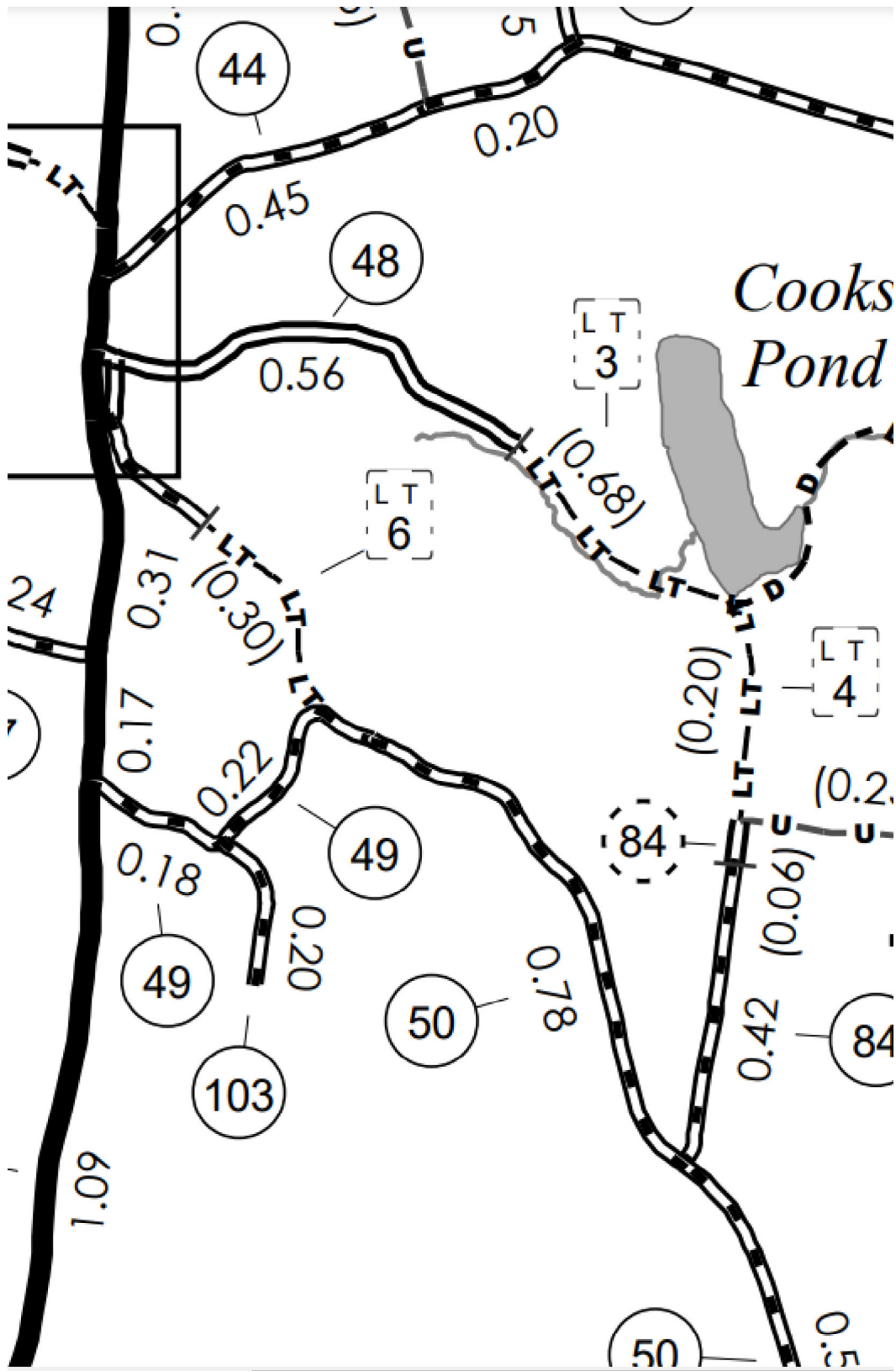


Ascutney Water District (Signature)

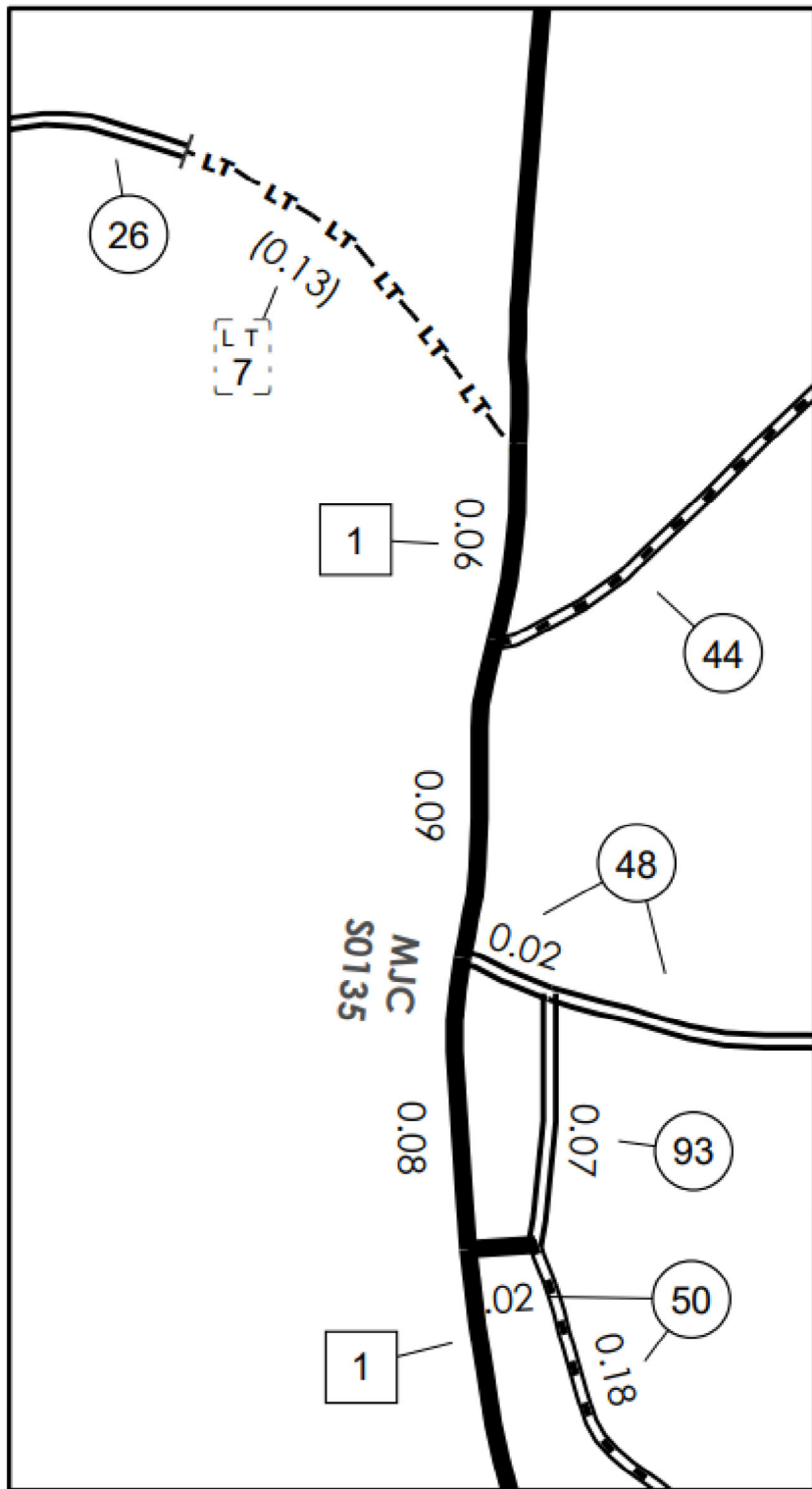
10-20-20  
Date

HEARING ITEM

6







**INSET 2**

SCALE 1:6,336

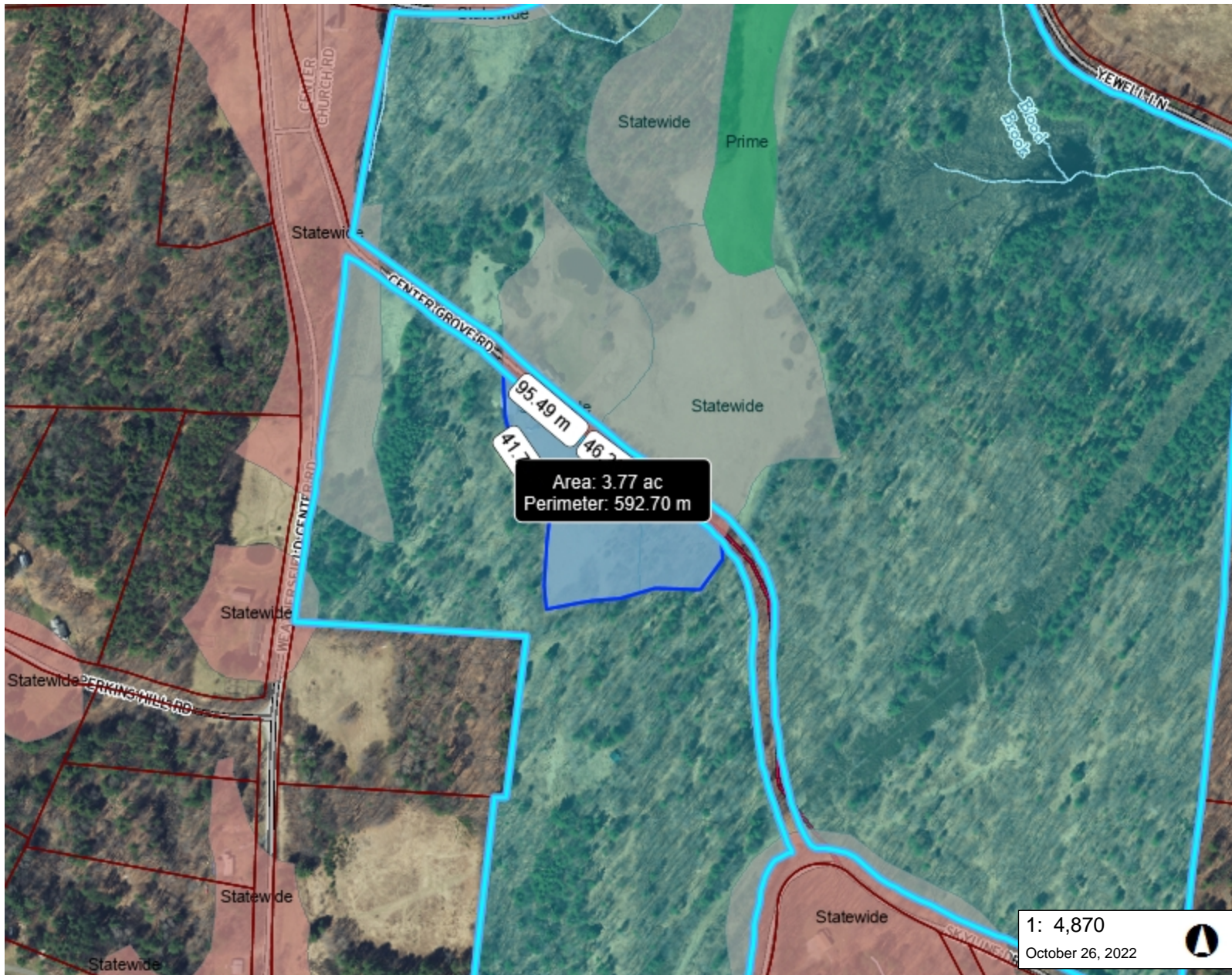
<b>LEGAL TRAIL No.</b>	<b>LENGTH IN MILES LEGAL TRAIL</b>
1	(0.41)
2	(0.51)
3	(0.68)
4	(0.20)
5	(0.64)
6	(0.30)
7	(0.13)
<b>TOTAL</b>	<b>2.87</b>

TOWN HWY. No.	LENGTH IN MILES CLASS		TOWN HWY. No.	LENGTH IN MILES CLASS		TOWN HWY. No.	LENGTH IN MILES CLASS	
	3	4		3	4		3	4
5	1.46		41	0.28		79	0.30	(0.37)
6	0.90		42	0.76		80	0.05	(0.10)
7	0.49		43		(0.45)	82	0.76	(1.12)
8	1.83		44	2.29		83	0.19	
9	1.69		45	0.70		84	0.42	(0.06)
10	0.45		46	3.37		85	0.37	
11	0.65		47	0.95		86	0.46	
12	0.26		48	0.58		87	0.31	
13		(0.30)	49	0.40		88	1.12	
14	0.13		50	2.67		89	0.15	
15	0.23		51	2.72		90	0.36	
16	0.29	(0.16)	52		(0.10)	93	0.07	
17	0.05		53	0.82		94	0.15	
18	0.48		54	1.08	(0.15)	95		(0.25)
19	0.20		55	0.12		96	0.38	
20	1.94		56	0.07		97	0.08	
21	1.18		57	0.70		98	0.17	
22	0.05		58	0.57		99	0.15	
23	0.08		61	0.71		102	0.03	
24	0.10		62	1.70		103	0.20	
25	0.83		63	0.22	(0.08)	104	0.23	
26	1.22		64	0.69		106	0.26	
28	0.95		65	0.30		107	0.14	
29	0.55		66	0.61		108	0.30	
30	0.68		67		(1.30)	109	0.45	
31	1.52		68	0.05		110		(0.34)
32	0.90		69	0.21		111		(0.50)
33	0.09		70	0.10		112		(1.77)
34	0.44		71	0.38		113		(0.66)
35	0.15		72	0.40		114		(0.75)
36	0.30		73	0.09		117		(1.11)
37	2.26		74	0.30		118		(1.87)
38	0.08		75	0.15		119	0.47	
39	0.27		77	0.22		120	0.24	
40	0.62		78	0.18		<b>TOTAL</b>	<b>55.52</b>	<b>11.44</b>

HEARING ITEM

**7**





### LEGEND

**Soils - Prime Agricultural**

- Local
- Local (b)
- Not rated
- Prime
- Prime (b)
- Prime (f)
- Statewide
- Statewide (a)
- Statewide (b)
- Statewide (c)

Parcels (standardized)

**Roads**

- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads

**Stream/River**

- Stream
- Intermittent Stream

1: 4,870  
October 26, 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

9

## ENERGY

### 7.1 Introduction

We all use energy in many forms to conduct our daily lives. That energy may come from local sources or be imported from outside the town. Either source may be renewable or non-renewable. Renewable energy comes from sources that are naturally replenished and include biomass (wood, corn, grasses, and vegetable oil), the sun (solar), wind, the earth (geothermal), water (hydro), or manure (methane digesters - “cow power”). Non-renewable energy is produced from sources that cannot be renewed by human activity or within the human time scale. These include oil, natural gas, uranium, and coal.

Weathersfield is heavily dependent upon imported, non-renewable sources to meet its energy needs. This chapter provides an analysis of our energy resources and needs, as well as energy scarcity, conservation, costs, and problems in our community.

7.1.1 This plan seeks to:

- 7.1.1.1 Help the town identify ways to conserve energy,
- 7.1.1.2 Encourage renewable or lower-emission energy sources for electricity, heat and transportation,
- 7.1.1.3 Encourage a pattern of development that likely results in the conservation of energy,
- 7.1.1.4 Encourage development of appropriately scaled renewable energy resources,
- 7.1.1.5 Reduce greenhouse gas emissions, and
- 7.1.1.6 Reduce transportation energy demand and single-occupant vehicle use.

### 7.2 Analysis of Renewable Energy Resources in Weathersfield

Weathersfield has significant potential to generate additional renewable energy from biomass, geothermal, hydro, solar, and wind sources.

7.2.1 Biomass: The term “biomass” includes biodiesel, perennial grasses, methane digesters, waste to energy, firewood, and woody biomass.

7.2.1.1 *Bio-diesel*: Bio-diesel is a type of fuel made from vegetable oils, animal fats, or waste cooking oil. It may be used in its purest form or combined with petroleum diesel. It is biodegradable, nontoxic, far less polluting than fossil fuels and may be used in ordinary diesel engines with little or no modification. Bio-diesel may also be produced from waste cooking oil. There are several restaurants in Weathersfield that could provide small amounts of waste



cooking oil for conversion to biodiesel. Any biodiesel use in Weathersfield is by private users; no figures are readily available.

**7.2.1.2** *Vegetable oils:* Vegetable oils are derived from oilseed crops such as mustard, rapeseed, or sunflowers. There are no oilseed crops being produced in Weathersfield nor are there the facilities within a reasonable distance to convert the seeds to bio-diesel.

**7.2.1.3.** *Woody Biomass:* Wood is used in a variety of forms to provide heat or to generate electricity. In the simplest form, wood from trees is split and sold for firewood for wood- burning stoves and furnaces in home heating. The Weathersfield School uses wood chips to heat the school. Wood pellets are also a popular way to provide home heating.

Studies show that burning woody biomass to generate heat is far more efficient than burning it to generate electricity. Additional challenges to using woody biomass for energy production on a large scale are truck traffic (large logging trucks), waste heat (if the biomass is used for electricity production), and carbon dioxide emissions.

**7.2.1.4.** *Perennial Grasses:* There are problems associated with the burning of perennial grasses that must be taken into consideration when considering this fuel source. No perennial grasses are currently being grown in Weathersfield for energy use.

**7.2.1.5.** *Methane Digesters:* According to Green Mountain Power (GMP), Cow Power, "one cow can produce about 30 gallons of manure a day which, in turn, can generate enough electricity to power two 100-watt incandescent light bulbs for 24 hours. The waste from 4-6 cows will generate about 1 kw of electricity" (VT Renewable Energy Atlas). Weathersfield has a number of various types of livestock in town, but no working dairy farms. There are currently no methane digesters in town.

**7.2.2** Geothermal: Geothermal, or ground source heating, is the direct use of energy absorbed from the sun at the earth's surface, and supplemented from the earth's core. Modern geothermal heating and cooling systems rely on the stable temperature of the earth (55 degrees Fahrenheit), or groundwater in a well, along with an electric heat pump. This technology is not currently financially feasible in Weathersfield.

**7.2.3** Hydro: There are three potential sites in Weathersfield for hydroelectric power - Stoughton Pond, Springfield Reservoir, and the Soapstone Dam on the Black River. The Vermont Energy Atlas estimates they have the potential to produce a total of 207 kW of power.



With the abundance of streams in Weathersfield, micro hydropower (run-of-river) is another alternative that should be considered. Micro hydro-power generation requires as little as two gallons per minute of stream flow and does not require the usual reservoir associated with standard hydro-power projects. Peak power production is in the winter when electricity demands are high. Installation costs and maintenance fees are relatively small in comparison to other technologies.

7.2.4 Solar: Solar energy may be used to generate electricity or thermal heat. It may be stored on-site using batteries or sent to the grid via net-metering. Solar hot water does not require batteries or net-metering. There are an increasing number of net-metering sites in Weathersfield.

7.2.5 Wind: State wind resource data was analyzed and it shows only limited potential for utility-scale (70 meters or 230 feet tall at the hub) or commercial-scale (50 meters or 164 feet tall) wind power in town. Residential-scale (30 meters or 98 feet tall) wind appears to be the only reasonable option given prevailing wind speeds, land ownership, and proximity to three phase power lines.

7.2.6 Summary of Renewable Resources: In summary, it appears that there are several ways that Weathersfield residents and the town government could reduce their non-renewable, imported energy dependencies through the development and use of locally produced, renewable energy fuels.

7.2.7 All development of renewable energy in Weathersfield should be consistent with land use, conservation, and other goals described elsewhere in this plan.

### 7.3 Analysis of Non-Renewable Energy Resources in Weathersfield

Fuel oil and propane for home heating, cooking, and hot water are delivered to Weathersfield residents from commercial sources outside the Town. The only reserves for home heating fuel in the Town are the storage tanks on municipal and private properties.

Transportation is fueled primarily with gasoline or diesel fuel that is likewise imported to the Town by various distributors in the area. The only storage facilities in Town for any of these energy resources are the gasoline storage tanks at the gas stations in Town, the storage tanks at the Town Highway Garage, and some at commercial and residential locations.

Electricity is brought to the majority of Weathersfield homes and businesses via the “grid.” The electricity traveling in the grid is produced from both renewable and non-renewable sources. The Town is crisscrossed by numerous distribution and transmission lines belonging to both Vermont Electric Power Company (VELCO) and GMP. The substation in

Ascutney was upgraded to a newer design that will be more reliable than the previous design.

**Heat pumps:** An increasing number of air source cold-climate heat pumps are being used in the town as a highly efficient source of heat and air conditioning. Cold-climate heat pumps are also referred to as air-source heat pumps, mini-splits or ductless heat pumps. These systems are a good option to retrofit existing houses, and can be used to supplement the existing heating system. They also provide air conditioning during the warmer months. Ground source (geothermal) heat pumps may also be suitable option. Heat pump water heaters are also an energy efficient option.

## **7.4 Analysis of Energy Scarcity and Needs in Weathersfield**

### **7.4.1 Scarcity**

Weathersfield does not have any local sources of non-renewable energy. The scarcity or abundance of non-renewable sources is entirely dependent on factors beyond the town.

Weathersfield has a variety of local sources of renewable energy, as discussed in detail in Section 1.2 above. The potential of renewable energy at each specific site will depend on site conditions (e.g. solar access). Factors, such as droughts, may limit micro-hydro opportunities.

### **7.4.2 Needs**

Weathersfield residents, like many Vermonters, are highly dependent on non-renewable energy, although each year residents and business owners invest in more renewable systems. Many are encouraged to do so with existing incentives through Efficiency Vermont or Green Mountain Power. Additional incentives are needed to encourage more residents to invest in energy efficiency improvements and renewable energy systems, especially for retirees and lower-income residents.

## **7.5 Analysis of Energy Costs in Weathersfield**

To provide a complete or accurate analysis of energy costs, the Town must establish a baseline of energy costs from municipal buildings, vehicles, and operations and diligently maintain the database to determine where energy costs may be stabilized or reduced.

Cost savings may be realized from:

### **7.5.1 Weatherization of buildings**

### **7.5.2 Energy efficient lighting**

7.5.3 Heating and air conditioning changes to more efficient

7.5.4 mechanisms, such as air-source cold climate heat pumps

7.5.5 Conservation measures (reduction in use)

7.5.6 Fuel-efficient vehicles

7.5.7 Analysis of town vehicle operations

## **7.6 Analysis of Energy Problems in Weathersfield**

The primary energy problems in Weathersfield are less efficient older homes and dependence on energy from outside the Town.

Problems could arise in the future as a result of energy projects, such as funding for decommissioning of solar projects. The Town should promote future energy projects, but also the carefully review the current and potential impacts of energy projects on costs, aesthetics, natural resources, and the environment.

There are specific areas where the Town's residents would not like to see overhead transmission lines or energy projects (other than roof-mounted solar) that have an undue adverse impact on important scenic resources. They are listed in the Scenic Resources section in the Town Plan.

## **7.7 Energy Goals**

7.7.1 To make efficient use of energy, provide for the development of renewable energy resources, encourage weatherization, reduce emissions of greenhouse gases, prioritize energy efficient forms of transportation, and promote land use policies that are likely to result in energy conservation

## **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 installed at farms, residences or small businesses, up to 100 KW, are encouraged 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 as well as other types of renewables including methane digesters and micro-hydro.
- 7.8.3 The Town strongly supports the development of residential-scale (up to 15 KW capacity ground-mounted) electricity generation from solar energy at homes, businesses, schools, and other institutions.
- 7.8.4 The Town also supports 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 policies and guidelines.
- 7.8.6 **Solar Electricity Facility Siting**

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 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.

#### 7.8.7.1 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.

#### 7.8.7.2 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 Section of this Plan, nor shall solar facilities be sited in locations that adversely impact any of the following scenic attributes identified in the Plan including: 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.
- b) **Preferred Areas:** The following areas are identified as preferred areas for solar facilities, and they must also meet the Town's Preferred Siting Checklist:
  - Roof-mounted systems;
  - Parking lot canopies;
  - 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 previously disturbed areas, such as gravel pits, closed landfills, or former quarries;

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);
- Class I or II wetlands;
- Riparian buffers and setbacks as defined in Weathersfield's Zoning Bylaws;
- Rare, threatened, or endangered species habitat or communities as mapped or identified through site investigation, and core habitat areas, migratory routes and travel corridors;
- Elevations of 1,500 feet in elevation or higher;
- Steep slopes (>25%);
- Habitat blocks of 500 acres or greater in size;
- A site in proximity to and interfering with a significant viewshed identified in the Scenic Resources sections of the Town Plan (see Section 7.6 and Section 5.3);
- 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.

7.8.8 Energy audits should be conducted prior to undertaking major improvements to Town-owned buildings, and the Town should invest in priority energy efficiency upgrades as called for in energy audit.

7.8.9 All applicable new and renovated buildings are subject to the Vermont Residential Building Energy Standards or Vermont Commercial Building Energy Standards.

7.8.10 The Town encourages other methods to exceed the state energy code, such as through passive solar building orientation to take advantage of heating from the sun, landscaping to shade buildings and reduce summer temperatures, or using the "Energy Star" building performance rating system.

7.8.11 The current land use pattern requires people to drive to work and other amenities; encourage new housing, businesses, and other amenities in walkable/centralized areas. The reduction of sprawl and low-density development not only reduces energy consumption, but also can improve the local and regional economy. Refer to Future Land Use Map.

## 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.

- 7.9.4 Inform residents about Efficiency Excellence Network (EEN) contractors by providing links to EEN information through a municipal website or through other means.
- 7.9.5 Participating in the Safe Routes to School program will help reduce reliance on vehicle transport.
- 7.9.6 Inform residents and business owners about existing energy efficiency programs and incentives, especially weatherization services and financing options for low-to-moderate income household.
- 7.9.7 Appoint an Energy Coordinator or establish an Energy Committee to help implement recommendations in this Chapter.
- 7.9.8 The Town of Weathersfield should actively support programs that identify older buildings with energy inefficiencies, and provide funding for weatherization of homes, particularly of lower-income or vulnerable residents. Older buildings will benefit from air-sealing, insulation, and other weatherization work. Weatherization has been shown to have positive health benefits such as lower rates of asthma and respiratory illness.
- 7.9.9 Hold an information forum such as Button Up, and invite residents to speak about the energy improvements that they have made to their homes. Provide data that demonstrates why these improvements make sense for residents.
- 7.9.10 Assess the life cycle costs of potential energy improvements during design and construction planning. For example, investment in a new, efficient heating system may be more expensive up front, but more economical to operate over time.
- 7.9.11 Promote and support the Green Saving Smart program to teach financial literacy and help residents understand/maximize the cost-saving options available to them.
- 7.9.12 Promote the use of cold climate heat pumps with education/presentations in coordination with the EEU's/electric utilities.
- 7.9.13 Promote the Go Vermont webpage, which provides rideshare, vanpool, public transit and 30 park-and-ride options.
- 7.9.14 Seek grants and partnerships to fund the installation of electric vehicle charging infrastructure at the park and ride lot, school or other town-owned properties.

- 7.9.15 Coordinate with MARC and Local Motion to promote the planned electric-bicycle lending library to help promote e-bikes as a viable form of travel.
- 7.9.16 Continue to financially support The Moover public transportation services, such as the commuter bus that serves the I-91 Exit 8 park and ride lot, to provide access to jobs for residents and encourage less single-occupant vehicle use.
- 7.9.17 The Town should work with electric and utility contractors to assist homeowners with switching to alternative heating systems such as wood pellet stove and air source heat pumps. Woody biomass can be sourced locally.
- 7.9.18 If renewable energy systems are not practicable, encourage homeowners to replace old furnaces or boilers with a high-efficiency model.
- 7.9.19 Promote wood stove change-out programs that take older non-EPA certified stoves out of service and replace them with more efficient and lower emitting cordwood or pellet stove.
- 7.9.20 Continue to maintain the existing trail networks for walking and other suitable uses.

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## ENERGY

### 7.1 Introduction

We all use energy in many forms to conduct our daily lives. That energy may come from local sources or be imported from outside the town. Either source may be renewable or non-renewable. Renewable energy comes from sources that are naturally replenished and include biomass (wood, corn, grasses, and vegetable oil), the sun (solar), wind, the earth (geothermal), water (hydro), or ~~cow~~ manure (methane digesters - "cow power"). Non-renewable energy is produced from sources that cannot be renewed by human activity or within the human time scale. These include oil, natural gas, uranium, and coal.

Weathersfield is heavily dependent upon imported, non-renewable sources to meet its energy needs. This chapter provides an analysis of our energy resources and needs, as well as energy scarcity, conservation, costs, and problems in our community.

~~The 2022 Vermont Comprehensive Energy Plan (CEP) recommends comprehensive consideration of adjustments to the Renewable Energy Standard, including consideration of a low-carbon or carbon-free standard, in addition to 100% RES.~~

~~7.1.1 The overall purpose of this energy plan is to provide decision-making guidance to:~~

~~7.1.1.1 Weathersfield Town Government~~

~~7.1.1.2 Residents of Weathersfield~~

~~7.1.1.3 Weathersfield Business and Agricultural Community~~

~~7.1.1.4 Agency of Natural Resources in the Act 250 permit process~~

~~7.1.1.5 Public Service Board in the Act 248 permit process~~

~~7.1.1.6 Southern Windsor County Regional Planning Commission~~

~~7.1.2~~ 7.1.1 In addition, ~~the~~ This plan seeks to:

~~7.1.2.1~~ 7.1.1.1 Help the town identify ways to conserve energy in its municipal functions,

~~7.1.2.2~~ 7.1.1.2 Encourage renewable or lower-emission energy sources for electricity, heat and transportation. Identify alternative sources of energy that are suitable for the town and that promote a balance between economics and pollution reduction,

~~7.1.2.3~~ 7.1.1.3 Encourage a pattern of development that likely results in the conservation of energy, ~~the town's residents to conserve energy, and~~

~~7.1.1.4~~ 7.1.1.4 Encourage development of appropriately scaled renewable energy resources,

~~7.1.1.5~~ 7.1.1.5 Reduce greenhouse gas emissions, and

~~7.1.2.4~~ 7.1.1.6 Reduce transportation energy demand and single-occupant vehicle use.

## 7.2 Analysis of **Renewable** Energy Resources in Weathersfield ~~(renewable resources)~~

~~Few households in town generate power or heat with small non-wood renewable energy systems. Weathersfield as a whole does not —onlineis produce any significant amounts of non-wood renewable energy. However, the town has significant the potential for to generate additional renewable energy generation from any of the following renewable resources; biomass, geothermal, hydro, solar, and wind sources.~~

~~The Vermont Online Energy Atlas (as of 2016) is an excellent source of information regarding the availability and potential production of renewable energy resources in Vermont.~~

7.2.1 **Biomass:** The term “biomass” includes bio-diesel, perennial grasses, methane digesters, waste to energy, firewood, and woody biomass.

7.2.1.1 *Bio-diesel:* Bio-diesel is a type of fuel made from vegetable oils, animal fats, or waste cooking oil. It may be used in its purest form or combined with petroleum diesel. It is biodegradable, nontoxic, far less polluting than fossil fuels and may be used in ordinary diesel engines with little or no modification. Bio-diesel may also be produced from waste cooking oil. There are several restaurants in Weathersfield that could provide small amounts of waste cooking oil for conversion to bio-diesel. Any biodiesel use in Weathersfield is by private users; no figures are readily available.

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Studies show that burning woody biomass to generate heat is far more efficient than burning it to generate electricity. Additional challenges to using woody biomass for energy production on a large scale are truck traffic (large logging trucks), waste heat (if the biomass is used for electricity production), and carbon dioxide emissions.

~~According to the Atlas, there are 12,412 acres of wooded land in Weathersfield with an annual potential yield of 5,763 tons of available low grade wood (0.464~~

tons Net Available Low Grade Wood (NALG)/acre x 12,412 acres = 5,763 tons of NALG wood). Logging should be done according to acceptable practices.

7.2.1.4. *Perennial Grasses*: There are problems associated with the burning of perennial grasses that must be taken into consideration when considering this fuel source. No perennial grasses are currently being grown in Weathersfield for energy use.

7.2.1.5. *Methane Digesters*: According to Green Mountain Power (GMP), Cow Power, "one cow can produce about 30 gallons of manure a day which, in turn, can generate enough electricity to power two 100-watt incandescent light bulbs for 24 hours. The waste from 4-6 cows will generate about 1 kw of electricity." (VT Renewable Energy Atlas). Weathersfield has a number of various types of livestock in town, but no working dairy farms. There are currently no methane digesters in the town.

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Installation costs and maintenance fees are relatively small in comparison to other technologies.

7.2.4 Solar: Solar energy may be used to generate electricity or thermal heat. It may be stored on-site using batteries or sent to the grid via net-metering. Solar hot water does not require batteries or net-metering. There are an increasing number of net-metering sites in Weathersfield.

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~~7.2.5 Wind: According to the U.S. Department of Energy Wind Program and the National Renewable Energy Laboratory, areas with annual average wind speeds of 21.3 ft/s (or 14.5 mph) and greater at a height of 262 feet are suitable for wind energy development. Their map shows the wind speeds in Weathersfield at this height average 16.4 ft/s (or 11.1 mph) and below.~~

~~7.2.6~~

~~7.2.5 Wind: The Vermont Department of Public Service has published a map of State wind resources data was analyzed and it at 98 feet for the state, shows only limited potential for utility-scale (70 meters or 230 feet tall at the hub) or commercial-scale (50 meters or 164 feet tall) wind power in town. Residential-scale (30 meters or 98 feet tall) wind appears to be the only reasonable option given prevailing wind speeds, land ownership, and proximity to three phase power lines. This map indicates Class 2 sites (17.1 – 19.4 ft/s or 11.6 – 13.2 mph) on Little Ascutey Mountain and in a small area southeast of the end of West Camp Hill Road. According to the U.S. Department of Energy, these wind speeds are insufficient for the generation of significant amounts of electricity.~~

~~7.2.7 Heat pumps: An increasing number of air source cold-climate heat pumps are being used in the town as a highly efficient source of heat and air conditioning. Cold-climate heat pumps are also referred to as air-source heat pumps, mini-splits or ductless heat pumps. These systems are a good option to retrofit existing houses, and can be used to supplement the existing heating system. They also provide air conditioning during the warmer months.~~

Commented [JR1]: Not renewable, relocate

~~7.2.8~~ **7.2.6 Summary of Renewable Resources:** In summary, it appears that there are several ways that Weathersfield residents and the town government could reduce their non-renewable, imported energy dependencies through the development and use of locally produced, renewable energy fuels.

~~7.2.9~~ **7.2.7** All development of renewable energy in Weathersfield should be consistent with land use, conservation, and other goals described elsewhere in this plan.

**7.3 Analysis of Non-Renewable Energy Resources in Weathersfield**  
~~(non-renewable resources)~~

Fuel oil and propane for home heating, cooking, and hot water are delivered to Weathersfield residents from commercial sources outside the Town. The only reserves for home heating fuel in the Town are the storage tanks on municipal and private properties.

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Transportation is fueled primarily with gasoline or diesel fuel that is likewise imported to the Town by various distributors in the area. The only storage facilities in Town for any of these energy resources are the gasoline storage tanks at the gas stations in Town, ~~and~~ the storage tanks at the Town Highway Garage, and some at some commercial and residential locations.

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### 7.4 Analysis of Energy Scarcity and Needs in Weathersfield

#### 7.4.1 Scarcity

Weathersfield does not have any local sources of non-renewable energy. The scarcity or abundance of non-renewable sources is entirely dependent on factors beyond the town.

Weathersfield has a variety of local sources of renewable energy, as discussed in detail in Section 1.2 above. The scarcity or abundance potential of renewable energy at each specific site will depend on the extent of the development of these renewable sources site conditions (e.g. solar access). Factors, such as droughts, may limit micro-hydro opportunities.

#### 7.4.2 Needs

Weathersfield residents, like many Vermonters, are highly dependent on non-renewable energy, although each year residents and business owners invest in more renewable systems. Many are encouraged to do so with existing incentives through Efficiency Vermont or Green Mountain Power. Additional incentives are needed to encourage more residents to invest in energy efficiency improvements and renewable energy systems, especially for retirees and lower-income residents.

Detailed numbers are not available for types of energy consumption in the Town of Weathersfield. However, Weathersfield is typical of Vermont, and figures for the entire



WEATHERSFIELD TOWN PLAN

~~state are available from the 2016 Comprehensive Energy Plan of the Vermont Department of Public Service.~~

~~A chart from the Comprehensive Plan appears on the next page.~~

~~Table 4.1 from p. 28 of Comprehensive Energy Plan of 2016~~

## 7.5 ~~7.5~~ — Analysis of Energy Costs in Weathersfield

To provide a complete or accurate analysis of energy costs, the ~~T~~town must establish a baseline of energy costs from municipal buildings, vehicles, and operations and diligently maintain the database ~~so as to~~ determine where energy costs may be stabilized or reduced.

Cost savings may be realized from:

7.5.1 ~~W~~weatherization of buildings

7.5.2 ~~E~~energy efficient lighting

~~7.5.3~~ ~~H~~heating and air conditioning changes to more efficient

~~7.5.4~~ ~~7.5.3~~ mechanisms, such as ~~air-~~source cold climate heat pumps

~~7.5.5~~ ~~7.5.4~~ ~~C~~onservation measures (reduction in use)

~~7.5.6~~ ~~7.5.5~~ ~~F~~uel-efficient vehicles

~~7.5.7~~ ~~7.5.6~~ ~~A~~nalysis of town vehicle operations.

## 7.6 Analysis of Energy Problems in Weathersfield

The primary energy problems in Weathersfield are ~~less efficient older homes and~~ dependence on energy from outside the Town ~~and less efficient older homes.~~

Problems could arise in the future as a result of energy projects, ~~such as funding for decommissioning of solar projects.~~ The ~~T~~town should promote future energy

projects, but also the carefully review the [current and potential impacts](#) of energy projects on costs, aesthetics, natural resources, and the environment.

There are specific areas where the Town's residents would not like to see overhead transmission lines [or energy projects \(other than roof-mounted solar\) that have an undue adverse impact on important scenic resources](#). They are [listed in the Scenic Resources section in the Town Plan](#).

~~7.6.1 View of Mount Ascutney:~~

- ~~— from Route 131 near 9 Little Ascutney Road (formerly the Joe Stoughton house)~~
- ~~— from the Weathersfield Center Road near 478 Weathersfield Center Road (the Kamel residence)~~

Commented [JR2]: VT 106 Downers

Commented [JR3R2]: Expand this list

~~7.6.2 View from the Weathersfield Center Road, looking west, near 2811 Weathersfield Center Road (Hunter Press)~~

~~7.6.3 View from Skyline Drive at the height of the land, looking east~~

~~7.6.4 View of the Center Church and grove~~

## 7.7 Energy Goals

7.7.1 To make efficient use of energy, provide for the development of renewable energy resources, [encourage weatherization, and](#) reduce emissions of greenhouse gases, [prioritize energy efficient forms of transportation, and promote land use policies that are likely to result in energy conservation.](#)

## 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~~ are encouraged 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 ~~T~~town particularly encourages solar energy development, of any scale, on building rooftops as well as other types of renewables including methane digesters and micro-hydro.

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

7.8.4 The ~~T~~town ~~strongly encourages~~ also supports ~~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~~ policies and 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 of 150 KW of rated capacity.~~

**Commented [JR4]:** reword

**Commented [JR5R4]:** Delete "community".

**Commented [JR6R4]:** Consider rewording. The town actively wants more rooftop solar and residential-scale solar (up to 15 KW). The town likes 15-150 KW solar provided it is sited properly.

**Commented [JR7]:** Delete, apply to all renewable energy systems

The Solar Energy Resource Map shall be used in concert with the Town's 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 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."

### 7.8.67 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,

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conservation, and development policies and objectives set forth in the Weathersfield Town Plan.

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7.8.7.21 **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.

**7.8.7.32 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 Section of this Plan Inventory, nor shall solar facilities be sited in locations that adversely impact any of the following scenic attributes identified in the Scenic Resource Inventory Plan including: 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 and they must also meet the Town's Preferred Siting Checklist:
- Roof-mounted systems;
  - Parking lot canopies;
  - 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;

WEATHERSFIELD TOWN PLAN

- Reuse of former brownfields;
  - Facilities that are sited in previously 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) Riparian buffers and setbacks as defined in Weathersfield's Zoning Bylaws;~~
  - 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 and significant vantage points Elevations of 1,500 feet in elevation or higher; —~~
  - Steep slopes (>25%);
  - ~~Surface waters and riparian buffer areas (except for stream crossings);~~
  - ~~Habitat blocks of 500 acres or greater in size 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 Resources sections of the Town Plan Inventory (see Section 7.6 and Section 5.3);
  - ~~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

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Commented [JR12]: Proposed river corridor provisions were in a earlier zoning bylaws draft. I don't think that was ever voted on; status is not clear to me.



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.

7.8.8 Energy audits should be conducted prior to undertaking major improvements to Town-owned buildings, and the Town should invest in priority energy efficiency upgrades as called for in energy audit.

7.8.9 All applicable new and renovated buildings are subject to the Vermont Residential Building Energy Standards or Vermont Commercial Building Energy Standards.

7.8.10 The Town encourages other methods to exceed the state energy code, such as through passive solar building orientation to take advantage of heating from the sun, landscaping to shade buildings and reduce summer temperatures, or using the "Energy Star" building performance rating system.

7.8.11 The current land use pattern requires people to drive to work and other amenities; encourage new housing, businesses, and other amenities in walkable/centralized areas. The reduction of sprawl and



low-density development not only reduces energy consumption, but also can improve the local and regional economy. Refer to Future Land Use Map.

## 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.
- 7.9.4 Inform residents about Efficiency Excellence Network (EEN) contractors by providing links to EEN information through a municipal website or through other means.
- 7.9.5 Participating in the Safe Routes to School program will help reduce reliance on vehicle transport.
- 7.9.6 Inform residents and business owners about existing energy efficiency programs and incentives, especially weatherization services and financing options for low-to-moderate income household.
- 7.9.7 Appoint an Energy Coordinator or establish an Energy Committee to help implement recommendations in this Chapter.
- 7.9.8 The Town of Weathersfield should actively support programs that identify older buildings with energy inefficiencies, and provide funding for weatherization of homes, particularly of lower-income or vulnerable

WEATHERSFIELD TOWN PLAN

residents. Older buildings will benefit from air-sealing, insulation, and other weatherization work. Weatherization has been shown to have positive health benefits such as lower rates of asthma and respiratory illness.

7.9.9 Hold an information forum such as Button Up, and invite residents to speak about the energy improvements that they have made to their homes. Provide data that demonstrates why these improvements make sense for residents.

7.9.10 Assess the life cycle costs of potential energy improvements during design and construction planning. For example, investment in a new, efficient heating system may be more expensive up front, but more economical to operate over time.

7.9.11 Promote and support the Green Saving Smart program to teach financial literacy and help residents understand/maximize the cost-saving options available to them.

7.9.12 Promote the use of cold climate heat pumps with education/presentations in coordination with the EEs/electric utilities.

7.9.13 Promote the Go Vermont webpage, which provides rideshare, vanpool, public transit and 30 park-and-ride options.

7.9.14 Seek grants and partnerships to fund the installation of electric vehicle charging infrastructure at the park and ride lot, school or other town-owned properties.

7.9.15 Coordinate with MARC and Local Motion to promote the planned electric-bicycle lending library to help promote e-bikes as a viable form of travel.

7.9.16 Continue to financially support The Moover public transportation services, such as the commuter bus that serves the I-91 Exit 8 park and ride lot, to provide access to jobs for residents and encourage less single-occupant vehicle use.

7.9.17 The Town should work with electric and utility contractors to assist homeowners with switching to alternative heating systems such as wood pellet stove and air source heat pumps. Woody biomass can be sourced locally.

7.9.18 If renewable energy systems are not practicable, encourage homeowners to replace old furnaces or boilers with a high-efficiency model.

7.9.19 Promote wood stove change-out programs that take older non-EPA certified stoves out of service and replace them with more efficient and lower emitting cordwood or pellet stove.

7.9.20 Continue to maintain the existing trail networks for walking and other suitable uses.

DRAFT

AGENDA ITEM

10



# TOWN OF WEATHERSFIELD

LAND USE ADMINISTRATOR'S OFFICE

(802)674-2626

P.O. BOX 550 ASCUTNEY, VT 05030

landuse@weathersfield.org

## Preferred Site Checklist

The Town of Weathersfield will use the following criteria for any requested "preferred site" designation for ground-mounted solar projects under [Vermont Public Utility Commission Rule 5.103](#) that are not clearly identified in the [2017 Weathersfield Town Plan](#), as most recently amended. If all of the following criteria are met to the satisfaction of the Planning Commission and Selectboard, the Town will issue a preferred site determination for this project. Abutters to the proposed project should be notified before the boards consider a preferred site letter request. In evaluating each project, the Planning Commission and Selectboard will evaluate all aspects of the project, including proposed location, clearing activity, solar arrays, fencing, access roads, and interconnection with three phase power lines. To do so, the Planning Commission and Selectboard will use information provided by the applicant as well as mapping materials found on the potential solar maps provided by the Southern Windsor County Regional Planning Commission and the most currently available data found on [VT ANR's Natural Resources Atlas](#).

- Is the project located less than one-mile from a three phase power line?
- Is the project consistent with the land use goals in the Town Plan?
- Will the project not result in undue adverse impacts on the important scenic resources identified in the town plan?
- Does the proposal reasonably mitigate negative aesthetic impacts along major travel corridors and important scenic viewsheds, and neighboring properties?
- Does the proposal avoid undue adverse impacts on resources listed on the National or State Registers of Historic Places or on resources listed in the Town Plan's Natural, Scenic, and Historic Resources Chapter?
- Will the project not result in fragmentation of important forest blocks, wildlife habitat (including those identified in the E. Thompson Study referenced in the Town Plan) and wildlife travel corridor areas?
- Does the project avoid Vermont Significant Wetlands and buffer areas and special flood hazard areas?



# TOWN OF WEATHERSFIELD

LAND USE ADMINISTRATOR'S OFFICE

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- Does not negatively impact the safety and operation of the Hartness State Airport?

The Town may ask applicants to think about the following additional things:

- Where a proposed project may not clearly meet one of the above Preferred Site Checklist Criteria, the Town and applicant should develop an MOU that spells out conditions of a preferred site designation.
- What is the distance between any existing solar project sites and the proposed site?
- Has the landowner considered securing a decommissioning fund?
- Is the proposed amount of tree clearing the minimum necessary for this project?

T:\Departments\Land Use and Zoning\CHECKLISTS\Preferred Site Checklist.docx

AGENDA ITEM

11

## 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.~~
- 4.3. 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 PUD Review Application

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

- 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 is clear and succinct and includes:
  - a. A brief summary of the project and how it meets the PUD standards in this section;
  - b. A statement describing all proposed modifications, changes, or supplements to requirements in the Zoning Bylaws. 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 these Zoning Bylaws.

d) **Application Fees:** All applicable fees must be paid as part of a complete application.

e) PUD applications may involve single or multiple properties and one owner or multiple owners under a common application.

f) PUD applications are subject to approval by the Planning Commission in accordance with the requirements of Section 5.4 in these Bylaws.

## **5.4 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.

### **5.4.1 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.

### **5.4.2 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.

### **5.4.3 PUD Review Procedures**

a) Complete applications for PUDs must include the information specified in Section 5.1.

b) PUD applications shall be reviewed under the Subdivision Application Procedures set forth in Weathersfield's Subdivision Regulations, as most recently amended.

c) Approval granted under this section for a PUD that involves the development of one or more uses requiring approval under conditional use review (Section 5.3) does not exempt

the proposed development from both review processes, although applications for PUDs may be reviewed concurrently.

d) The order of PUD review will be:

1. Planning Commission – Sketch Plan Review
2. Zoning Board of Adjustment – Site Plan Review, Conditional Use Review, other reviews administered by the ZBA
3. Planning Commission – Preliminary Review (if required by PC)
4. Planning Commission – Final Plat Review

#### **5.45.41 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 5.23 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.

#### **5.4.5 Standards for Residential PUDs**

- a) The total number of dwelling units in any Residential PUD 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.

#### **5.5.2 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.

AGENDA ITEM

12

# Article 2: Zoning Districts and District Standards

## 2.1 Introduction and Table of Districts and Uses

The tables on pages 7 through 20 are a major part of these Bylaws and illustrate the following information:

- a) The seven types of zoning districts located in the Town of Weathersfield.
- b) For district locations, refer to the official Zoning Districts Map and aerial photographs located at the Town Office.
- c) Brief description and purpose of each district.
- d) Basic minimum requirements in each district.
- e) All uses permitted within the Town of Weathersfield.
- f) Which uses may be permitted in each district type under certain conditions and with what additional requirements.

In addition, all uses must comply with any applicable General Provisions and Special Provisions as listed in Sections 6 and 7 of this document.

After holding a public hearing, the Zoning Board of Adjustment may deem other uses similar in nature to those listed in the Definitions section.

Definitions of words and terms used in these Bylaws appear in Section 8 after the section regarding Special Provisions.

## 2.2 Zoning Map and Interpretation

The locations and boundaries of zoning districts are established as shown on the Official Zoning Districts Map located in the Town Office.

The Official Zoning Districts Map is hereby made a part of these regulations and a part of all future amendments to these regulations.

The Conservation District boundaries shown on the map are necessarily approximate. Actual conditions of the land shall prevail over any markings on the map.

If uncertainty exists with respect to the boundary of any zoning district on the Official Zoning Districts Map, the Zoning Board of Adjustment shall have the authority to determine the exact location of such boundary, after consultation with the Planning Commission.

## 2.3 Lot in Two Districts

Where a zoning district boundary line divides a lot of record in single ownership at the time of the adoption of the district line, permitted uses for each of the divided parts shall be as required within the district in which the land is located with the following exception:

- a) **Exception:** When the result of the adopted district boundary line produces an area of land within each district insufficient to meet the requirements for that district, the Board of Adjustment may grant a conditional use permit to extend the regulations for the less restricted part of such a lot into the more restricted part.

## 2.4 Expansion of Minimum Lot Size

- a) For a Conditional Use: The Board of Adjustment may expand the lot size requirements for resorts, bed and breakfasts, hotels, other paying guest or multi-family complexes by one acre per guest room or per family above the minimum lot size.
- b) For a Permitted Use: When the physical characteristics of the lot and/or the nature of the proposed use are such that larger lots are advisable, all parties are encouraged to consider lot sizes larger than the minimum.

## 2.5 Table of Districts and Uses

For the purpose of these Bylaws, the following Zoning Districts are hereby established for the Town of Weathersfield:

<u>District Type</u>	<u>District Designations</u>
Village	(V)
Hamlet	(H)
Rural Residential	(RR 1)
Rural Residential Reserve	(RRR 3-5)
Conservation	(C)
Highway Commercial	(HC)
Industrial	(I)

### **Description and Purpose of Each District**

#### Village (V):

- Established dense residential centers for sociability, convenient shopping and other public and private community services compatible with a rural village setting;
- intensive land use with some multi-family housing;
- efficient location for a limited number of compatible commercial activities.
- The Village District can absorb growth without greatly increasing demand for roads and school bus services.
- Central water and possibly sewer services may need to be provided to accommodate growth.

#### Hamlet (H):

- Sparse residential centers for limited sociability with very limited shopping and community services, compatible with a rural setting;
- Reasonable location for neighborhood general stores.
- The Hamlet District is capable of absorbing limited growth without increasing demand for roads and school bus route, though school bus capacity would increase.

#### Rural Residential (RR 1):

- Residential growth areas surrounding villages and hamlets;
- Somewhat convenient to their amenities;
- Intended to always retain some large lots to add variety and rural scenery.
- Growth in the Rural Residential District will increase demand for roads and school bus service slowly and at a small rate per family.

### Rural Residential Reserve (RRR 3-5):

- Rural areas that give Weathersfield its valued rural atmosphere;
- A mix of open and wooded lands, agriculture, and residences, accessible and remote.
- Residential growth in the Rural Residential Reserve District will increase demand for utilities and services moderately to severely dependent upon the intensity and remoteness of the growth location.

### Conservation (C10):

- Areas in which sparse development is wise for one or more of the following reasons:
- Remote from roads or utility services;
- Location of scarce mineral resources;
- Prime agricultural or forested land;
- Significant or irreplaceable natural, historic, recreational or scenic resources;
- Slope elevations exceeding 25%;
- Land over 1,500 feet in elevation;
- Severe soil limitations;
- Risk of flooding or floodways need.

### Highway Commercial (HC):

- Areas adjacent to highways or highway intersections with sufficient traffic to support the efficient provision of goods and services to the public.
- Serves local residents and transients;
- Provides some local employment and
- Helps to broaden the tax base.
- Access drives and curb cuts must be carefully planned to avoid traffic nuisances and dangers.

### Industrial (I):

- Areas suitable in terrain and proximity to transportation facilities to be desirable by industry and those commercial activities that do not depend on highway traffic for customers.
- Provides employment for local residents and
- Broadens the Town tax base.
- Currently located in areas partially so developed and considered to be appropriate for such use.

### **Use Requirements by District Type**

The following information describes how uses are permitted and the area, land and structural requirements for each District.

### 2.5.1 Village (v)

**Purpose:** Established dense residential centers for sociability, convenient shopping and other public and private community services compatible with a small village setting; intensive land use with some multi-family housing; efficient location for compatible commercial activities. The Village District can absorb growth without greatly increasing demand for roads and school bus services. A public water system serves the Village, but public sewer services may need to be provided to accommodate growth.

**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
- Baby-sitting services
- Minor structures
- Temporary signs

**PERMITTED USES:** The following uses are permitted following the issuance of a Zoning Permit by the Administrative Officer:

#### **Permitted Principal Uses:**

- Cemetery
- Group homes
- Single family dwelling
- Small enterprise<sup>1,2,3</sup> (in keeping with the Village residential/commercial mix)
- Two family dwelling (altered from pre-existing single family dwelling, if no enlargement of structure; not new construction)

#### **Permitted Accessory Uses:**

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

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

#### **Conditional Principal Uses:**

- Adult day care facility<sup>1,3</sup>
- Family child care facility<sup>1,3</sup>
- Indoor or outdoor recreation facility<sup>1,3</sup>
- Inn/small hotel <sup>1,3</sup>



- Medical facility<sup>1,2,3</sup>
- Multi-family dwelling<sup>1,2,3</sup> (three to six units)
- Public water, sewage treatment plant <sup>1,2,3</sup>
- Residential care home
- School<sup>1,2</sup>
- Semi-public <sup>1, 2, 3</sup> (primarily nonprofit: church, museum, library, private club, YMCA, YWCA, mortuary, etc.)
- Two family dwelling (new construction)
- 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.)

**Conditional Accessory Uses:**

- Docks
- Home industry
- Wireless Communication Facilities <sup>2,3</sup>

**USES NOT PERMITTED:** The following uses are not permitted within this District:

- Campground, resort, children's camp
- Contractor's storage (of materials, machinery, heavy equip.)
- Gasoline/service station
- Highway Commercial
- Industrial
- Junkyard, landfill, recycling facility (privately owned)
- Extraction of earth resources
- Mobile home park
- 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 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.

**Lot area minimum:** 1 acre

**Lot frontage and setbacks:**

Frontage	80 feet
Front Setback	40 feet
Rear Setback	20 feet
Side Setback	20 feet

**Building Height:**

Maximum Building Height: 35 feet (*Amended 6/11/2012*)

1 Site Plan Review required

2 General/Special Provisions apply

3 Certificate of Occupancy required

## 2.5.2 Hamlet (H)

**Purpose:** Sparse residential centers for limited sociability with very limited shopping and community services, compatible with a rural setting; reasonable location for neighborhood general stores. The Hamlet District is capable of absorbing limited growth without increasing demands for roads and school bus routes, though school bus capacity would increase.

**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
- Baby-sitting service
- Minor structures
- Temporary signs

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

### **Permitted Principal Uses:**

- Cemetery
- Group home
- Single family dwelling
- Small enterprise<sup>1,2,3</sup> (of a neighborhood trade character; may include one apartment)
- Two family dwelling (altered from pre-existing single family dwelling, if no enlargement of structure; not new construction)

### **Permitted Accessory Uses:**

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

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

### **Conditional Principal Uses:**

- Adult day care facility<sup>1,3</sup>
- Family child care facility<sup>1,3</sup>
- Indoor or outdoor recreation facility<sup>1,2,3</sup>
- Inn/small hotel<sup>1,3</sup>

- Medical facility<sup>1,2,3</sup>
- Public water, sewage treatment plant<sup>1,2,3</sup>
- School<sup>1,2,3</sup>
- Semi-public<sup>1,3</sup> (primarily nonprofit: church, museum, library, private club, YMCA, YWCA, mortuary, etc.)
- Single family PRD<sup>1,3</sup>
- 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.

**Conditional Accessory Uses:**

- Docks
- Home Industry
- Wireless Communication Facilities<sup>2,3</sup>

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

- Campground, resort, children’s camp
- Contractor’s storage (materials, machinery, heavy equipment)
- Gasoline/service station
- Highway Commercial
- Industrial
- Junkyard, landfill, recycling facility (privately owned)
- Extraction of earth resources
- Mobile home park
- 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 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.

**Lot Area Minimum:** Basic minimum 1 acre

Two family dwelling: 1 acre (1½ acre if no public water or if altered single family dwelling)

**Lot Frontage and Setbacks:**

Frontage	150 feet
Front Setback	40 feet
Rear Setback	25 feet
Side Setback	25 feet

**Building Height:**

Maximum building height: 35 feet (*Amended 6/11/2012*)

1 Site Plan Review required

2 General/Special Provisions apply

3 Certificate of Occupancy required

### *2.5.3 Rural Residential (RR-1)*

**Purpose:** Residential growth areas surrounding villages and hamlets; somewhat convenient to their amenities; intended to always retain some large lots to add variety and rural scenery. Growth in the Rural Residential District will increase demand for roads and school bus service slowly and at a small rate per family.

**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
- Baby-sitting service
- Minor structures
- Temporary signs

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

**Permitted Principal Uses:**

- Cemetery
- Group home
- Single family dwelling
- Two family dwelling (altered from pre-existing single family dwelling, if no enlargement of structure; no new construction)

**Permitted Accessory Uses:**

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

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

**Conditional Principal Uses:**

- Adult day care facility<sup>1,3</sup>
- Campground, resort, children's camp<sup>1,3</sup>
- Church (see Semi-Public)
- Family child care facility<sup>1,3</sup>

- Indoor or outdoor recreation facility<sup>1,2,3</sup>
- Inn/small hotel<sup>1,3</sup>
- Medical facility<sup>1,2,3</sup>
- Extraction of earth resources<sup>1,2,3</sup>
- Mobile Home Park
- Public water, sewage treatment plant<sup>1,2,3</sup>
- School<sup>1,2,3</sup>
- Semi-public<sup>1,2,3</sup> (primarily nonprofit: church, museum, library, private club, YMCA, YWCA, mortuary, etc.)
- Single family PRD<sup>1,2,3</sup>
- 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)

**Conditional Accessory Uses:**

- Docks
- Home Industry
- Wireless Communication Facilities<sup>2,3</sup>

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

- Contractor's storage (of materials, machinery, heavy equip.)
- Gasoline/service station
- Highway Commercial
- Industrial
- Junkyard, landfill, recycling facility (privately owned)
- Multi-family dwelling or PRD
- Two family dwelling (new construction)
- Non-highway Commercial
- Small enterprise
- 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 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; 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            150 feet

Front Setback     40 feet

Rear Setback      25 feet

Side Setback      25 feet

**Building Heights:**

Maximum Building Height: 35 feet (*Amended 6/11/2012*)

1 Site Plan Review required

2 General/Special Provisions apply

3 Certificate of Occupancy required



### *2.5.4 Rural Residential Reserve (RRR 3-5)*

**Purpose:** Rural areas that give Weathersfield its valued rural atmosphere; a mix of open and wooded lands, agriculture, and residences, accessible and remote. Residential growth in the Rural Residential Reserve District will increase demand for utilities and services moderately to severely dependent upon the intensity and remoteness of the growth location.

**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
- Baby-sitting service
- Minor structures
- Temporary signs

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

**Permitted Principal Uses:**

- Cemetery
- Group home
- Single family dwelling
- Two family dwelling (altered from pre-existing single family dwelling, if no enlargement of structure; no new construction)

**Permitted Accessory Uses:**

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

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

**Conditional Principal Uses:**

- Adult day care facility<sup>1,3</sup>
- Campground, resort, children's camp<sup>1,3</sup>
- Church (see Semi-Public)<sup>superscript?</sup>
- Contractor's storage<sup>1,3</sup> (of materials, machinery heavy equipment)

- Family child care facility<sup>1,3</sup>
- Indoor or outdoor recreation facility<sup>1,2,3</sup>
- Inn/small hotel<sup>1,3</sup>
- Medical facility<sup>1,2,3</sup>
- Extraction of earth resources<sup>1,2,3</sup>
- Mobile home park
- Public water, sewage treatment plant<sup>1,2,3</sup>
- School<sup>1,2,3</sup>
- Semi-public<sup>1,2,3</sup> (primarily nonprofit: church, museum, library, private club, YMCA, YWCA, mortuary, etc.)
- Single family PRD<sup>1,2,3</sup>
- 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)

**Conditional Accessory Uses:**

- Dock
- Home Industry
- Wireless Communication Facilities<sup>2,3</sup>

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

- Gasoline/service station
- Highway Commercial
- Industrial
- Junkyard, landfill, recycling facility (privately owned)
- Multi-family dwelling or PRD
- Non-highway Commercial
- Small enterprise
- 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 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; the burden of proof of soil suitability and terrain is on the applicant.

**Lot Area Minimum:** 3 acres

**Lot Frontage and Setbacks:**

Frontage 200 feet

Front Setback 40 feet

Rear Setback 50 feet

Side Setback 50 feet

**Building Heights:**

Maximum building height: 35 feet (*Amended 6/11/2012*)

1 Site Plan Review required

2 General/Special Provisions apply

3 Certificate of Occupancy required

### 2.5.5 Conservation (C-10)

**Purpose:** Areas in which sparse development is wise for one or more of the following reasons: remote from roads or utility services; location of scarce mineral resources, prime agricultural or forested land, significant or irreplaceable natural, historic, recreational or scenic resources; slope elevations exceeding 25%; land over 1,500 feet in elevation; severe soil limitations; risk of flooding; or flood ways need.

**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
- Baby-sitting service
- Minor structures
- Temporary signs

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

**Permitted Principal Uses:**

- Group home
- Single family dwelling (must not defeat purpose of the District)
- Two family dwelling (altered from pre-existing single family dwelling, if no enlargement of structure; no new construction)

**Permitted Accessory Uses:**

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

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

**Conditional Principal Uses:**

- Adult day care facility<sup>1,3</sup>
- Campground, resort, children's camp<sup>1,3</sup>
- Cemetery
- Church (see Semi-Public)<sup>superscript?</sup>

- Contractor's storage<sup>1,3</sup> (materials, machinery, heavy equipment)
- Family child care facility<sup>1,3</sup>
- Inn/small hotel<sup>1,3</sup> (must not defeat purpose of the District)
- Medical facility<sup>1,2,3</sup>
- Extraction of earth resources<sup>1,2,3</sup>
- Outdoor recreation facility<sup>1,2,3</sup> (must not defeat the purpose of the District)
- Public water, sewage treatment plant<sup>1,2,3</sup>
- School<sup>1,2,3</sup>
- Semi-public<sup>1,2,3</sup>
- 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)

**Conditional Accessory Uses:**

- Dock
- Home Industry
- Wireless Communication Facilities<sup>2,3</sup>
- Single family PRD<sup>1,2,3</sup>

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

- Gasoline/service station
- Highway Commercial
- Indoor recreational facility
- Industrial
- Junkyard, landfill, recycling facility (privately owned)
- Mobile home park
- Two family dwelling (new construction)
- Multi-family dwelling or PRD
- Non-highway Commercial
- Small enterprise
- 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 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; the burden of proof of soil suitability and terrain is on the applicant.

**Lot Area Minimum:**

Basic District Requirement: 10 acres (the owner(s) of record prior to January 4, 1994, of a lot containing at least 6 acres and less than 20 acres and which lot, under the prior bylaws was in RRR 3-5 District, shall be permitted to subdivide said lot into 2 lots, provided both lots meet the town subdivision and zoning requirements)

**Lot frontage and setbacks:** Applies for all uses unless increased by the Board of Adjustment as a condition to help a conditional use avoid defeating the purpose of the District.

Frontage	200 feet
Front Setback	40 feet
Rear Setback	50 feet
Side Setback	50 feet

**Building Height:**

Maximum building height: 35 feet (*Amended 6/11/2012*)

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

## 2.5.6 Highway Commercial (HC)

**Purpose:** Areas adjacent to highways or highway intersections with sufficient traffic to support the efficient provision of goods and services to the public. Serves local residents and transients, provides some local employment and helps to broaden the Town tax base. Access drives and curb cuts must be carefully planned to avoid traffic nuisances and dangers.

**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
- Baby-sitting service
- Minor structures
- Temporary signs

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

### **Permitted Principal Uses:**

- Highway Commercial<sup>1,2,3</sup>
- Light industrial<sup>1,3</sup>
- Self-Storage Facility ≤10,000 sq ft of gross floor area<sup>1,2,3,4</sup>

### **Permitted Accessory Uses:**

- Accessory use or structure
- Adult day care service
- Athletic courts
- Bed and Breakfast (up to 3 bedrooms for transient boarders/tourists)
- Family child care home
- Home occupations
- Ponds
- Seasonal roadside stand
- Self-Storage Facility ≤10,000 sq ft of gross floor area<sup>1,2,3,4</sup>
- Signs, permanent
- Swimming pool (in ground or aboveground)

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

### **Conditional Principal Uses:**

- Adult day care facility<sup>1,3</sup>
- Church (see Semi-Public)<sup>superscript?</sup>
- Contractor's storage<sup>1</sup> (materials, machinery, heavy equip.)
- Family child care facility<sup>1,3</sup>
- Gasoline/service station<sup>1,2,3</sup>

- Group home
- Indoor recreational facility<sup>1,3</sup>
- Inn/small hotel<sup>1,3</sup>
- Outdoor recreation facility<sup>1,2,3</sup>
- Public water, sewage treatment plant<sup>1,2,3</sup>
- Semi-public<sup>1,2,3</sup> (primarily nonprofit: church, museum, library, private club, YMCA, YWCA, mortuary, etc.)
- Self-Storage Facility >10,000 sq ft of gross floor area<sup>1,2,3,4</sup>
- Single family dwelling
- Two family dwelling (altered from pre-existing single family dwelling, if no enlargement of structure; no new construction)
- 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)

**Conditional Accessory Uses:**

- Accessory Dwelling Unit
- Dock
- Home Industry
- Wireless Communication Facilities<sup>2,3</sup>

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

- Campground, resort, children's camp
- Cemetery
- Industrial
- Junkyard, landfill, recycling facility (privately owned)
- Medical facility (see definitions)
- Mineral extraction
- Mobile home park
- Multi-family dwelling or PRD
- Non-highway Commercial
- School
- Single family PRD

**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; the burden of proof of soil suitability and terrain is on the applicant.



**Lot Area Minimum:**

Basic District Requirement: 1 acre

Single Family Dwelling: Must meet "Area, Land and Structural Requirements" of RRR 3-5 Zone.

Two Family Dwelling (altered from pre-existing single family dwelling): Must meet "Area, Land and Structural Requirements" of RRR 3-5 Zone.

**Lot Frontage and Setbacks:**

Applies for all uses unless increased by the Board of Adjustment as a condition to help a conditional use avoid defeating the purpose of the District.

Frontage	200 feet
Front Setback	40 feet
Rear Setback	25 feet
Side Setback	25 feet

**Building Height:**

Maximum building height: 35 feet (*Amended 6/11/2012*)

- 1 Site Plan Review required
- 2 General/Special Provisions apply
- 3 Certificate of Occupancy required
- 4 Expires 8/5/2012 as an interim bylaw; effective 7/9/2012 as a permanent bylaw

### 2.5.7 Industrial (I)

**Purpose:** Areas suitable in terrain and proximity to transportation facilities to be desirable by industry and those commercial activities that do not depend on highway traffic for customers. Provides employment for local residents and broadens the Town tax base. Currently located in areas partially so developed and considered to be appropriate for such use.

**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
- Baby-sitting service
- Minor structures
- Temporary signs

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

#### **Permitted Principal Uses:**

- Public water, sewage treatment plant<sup>1,2,3</sup>
- Self-Storage Facility<sup>1,2,3,4</sup>
- Small office space

#### **Permitted Accessory Uses:**

- Accessory use or structure
- Adult day care service
- Athletic Courts
- Bed and Breakfast (in existing home only; up to 3 bedrooms for transient boarders/tourists)
- Family child care home
- Home occupations
- Ponds
- Seasonal roadside stand
- Self-Storage Facility<sup>1,2,3,4</sup>
- Signs, permanent

#### **Conditional Uses:**

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

#### **Conditional Principal Uses:**

- Contractor's storage<sup>1</sup> (materials, machinery, heavy equip)
- Extraction of earth resources<sup>1,2,3</sup>
- Family day care facility<sup>1,3</sup>
- Highway Commercial
- Home Industry

- Junkyard, landfill, recycling facility (privately owned)<sup>1,2,3</sup>
- Industrial<sup>1,2,3</sup>
- Non-highway Commercial<sup>1,2,3</sup>
- Outdoor recreation facility (only as facilities for use by employees during lunch, etc. on same basis as primary industrial commercial facility)
- 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)

**Conditional Accessory Uses:**

- Wireless Communication Facilities<sup>2,3</sup>

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

- Adult day care facility
- Campground, resort, children's camp
- Cemetery
- Gasoline/service station
- Indoor recreational facility
- Inn/small hotel
- Medical facility
- Mobile home park
- Multi-family dwelling or PRD
- School
- Semi-public
- Single family dwelling
- Single family PRD
- Two family dwelling (new construction)

**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; the burden of proof of soil suitability and terrain is on the applicant.

**Lot Area Minimum:**

Basic District requirement: 1 acre

**Lot Frontage and Setbacks:**

Applies for all uses unless increased by the Board of Adjustment as a condition to help a conditional use avoid defeating the purpose of the District.

Frontage	200 feet
Front Setback	40 feet
Rear Setback	25 feet
Side Setback	25 feet

**Building Height:**

Maximum building height: 35 feet with the following exception: In this District, proposed structures exceeding 35 feet may be allowed with a conditional use permit.

Unless increased by the Planning Commission during Site Plan Review, a minimum of 50' buffer with natural screening is required between industrial and residential zones. (*Amended 6/11/2012*)

- 1 Site Plan Review required
- 2 General/Special Provisions apply
- 3 Certificate of Occupancy required
- 4 Expires 8/5/2012 as an interim bylaw; effective 7/9/2012 as a permanent bylaw