



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 28, 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 – November 14, 2022

Old Business

6. **PUBLIC HEARING** – Final Plat Review – Arrison: Continuation
7. **Sketch Plan Review** – Hodgdon: Continuation
8. **Sketch Plan Review** – Fairbrother: Continuation
9. **Town Plan – Energy section:** Consider vote to approve changes
10. **Preferred Site Checklist:** Review and modify if needed
11. **Bylaws – Table of Districts and Uses:** Review C-10 (Conservation) district use table
12. **Bylaws – PUD Review Section:** No update

-
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, December 12, 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, November 14, 2022 6:30 PM

Planning Commission Members Present:

Paul Tillman
Howard Beach
Michael Todd
Joseph Bublat (Online)

Ryan Gumbart, Land Use Administrator (Online)

Planning Commission Members Absent:

Tyler Harwell

Attendees: John Arrison, Bart Mair, Jeannie Surrell

Online Attendees: Jason Rasmussen, Beth & Brian, Holt, Todd Hindinger

1. Call to Order made by Paul Tillman, Chair at 6:37 pm.
2. Agenda Review

Ryan Gumbart asked to add the Municipal Planning Grant. This will be discussed under item # 14.) Any Other Business.

3. Comments from the Chair and Land Use Administrator
None
4. Comments from Citizens regarding items not on the agenda.
None
5. Approval of Meeting Minutes – October 24, 2022

Howard Beach made a motion to approve the minutes from 10-24-22.

Michael Todd– 2nd

Discussion:

Ryan Gumbart noted that there was an incomplete motion for the hearing for John & Patti Arrison. The Recording Secretary corrected in minutes.

No Further Discussion

Vote – unanimous

6. Sketch Plan Review – Final Plat Review - Arrison

Application # SPR.22.10.19.1
John & Patti Arrison
Tax Map/Parcel Number G80225

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

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.

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Michael Todd made a motion to open the hearing for 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.

Howard Beach – 2nd

Discussion – Paul Tillman stated that he had spoken with John Arrison and he did not have all of the information for the subdivision for this meeting.

The hearing will remain open and John Arrison will communicate with Paul Tillman as to when they are ready to move forward.

7. Sketch Plan Review – Hodgdon: Continuation, no update
8. Sketch Plan Review – Fairbrother continuation, no update
9. Reviewed – Preferred Site Checklist
10. 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 11-14-22 for the DRAFT with changes***

11. Review – Preferred Site Checklist – Review and modify if needed – tabled for future discussion
12. Bylaws – PUD Review Section – tabled for future discussion
13. Bylaws – Table of Districts and Uses: Start Review – tabled for future discussion
14. 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
15. Any other business that can be legally discussed.

Ryan Gumbart gave a brief presentation of the Municipal Planning Grant. He will be working with the Town Manager to complete the grant and its requirements. He will come back to the Planning Commission when its completed. Paul Tillman offered to write a letter in support of the grant if needed.

16. Adjourn

Michael Todd made a motion to adjourn at 9:07 pm
Howard Beach – 2nd
No discussion
Vote – unanimous

Next Planning Commission Meeting is scheduled for Monday, November, 28 2022 at 6:30 pm at Martin Memorial Hall.

Respectfully,
Chauncie Tillman
Recording Secretary



Planning Commission

Howard Beach, Vice - Chair

Joseph Bublat, Clerk

Tyler Harwell, Chairperson

Paul Tillman, Chair

Michael Todd, Chairperson

DRAFT

AGENDA ITEM

6

PUBLIC HEARING

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

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P.O. BOX 550 ASCUTNEY, VT 05030

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Planning Commission

NOTICE OF PUBLIC HEARING

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Remote option – Zoom details below

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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:

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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

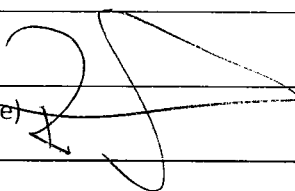
Please present this sheet to each of the department heads listed below. Explain your project fully to each department and request their signature on the appropriate line(s). Return it to the Zoning Administrator as part of your application. Contact information is on the last page.

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 _____

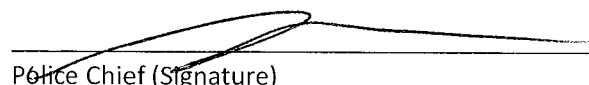
I recommend the following condition(s) to mitigate the impact: _____

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)

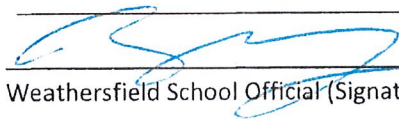
Date

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)

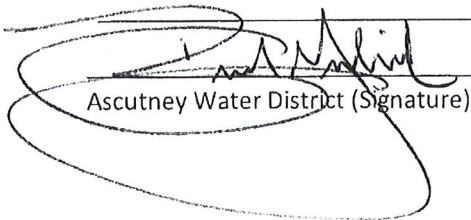
Date

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): _____

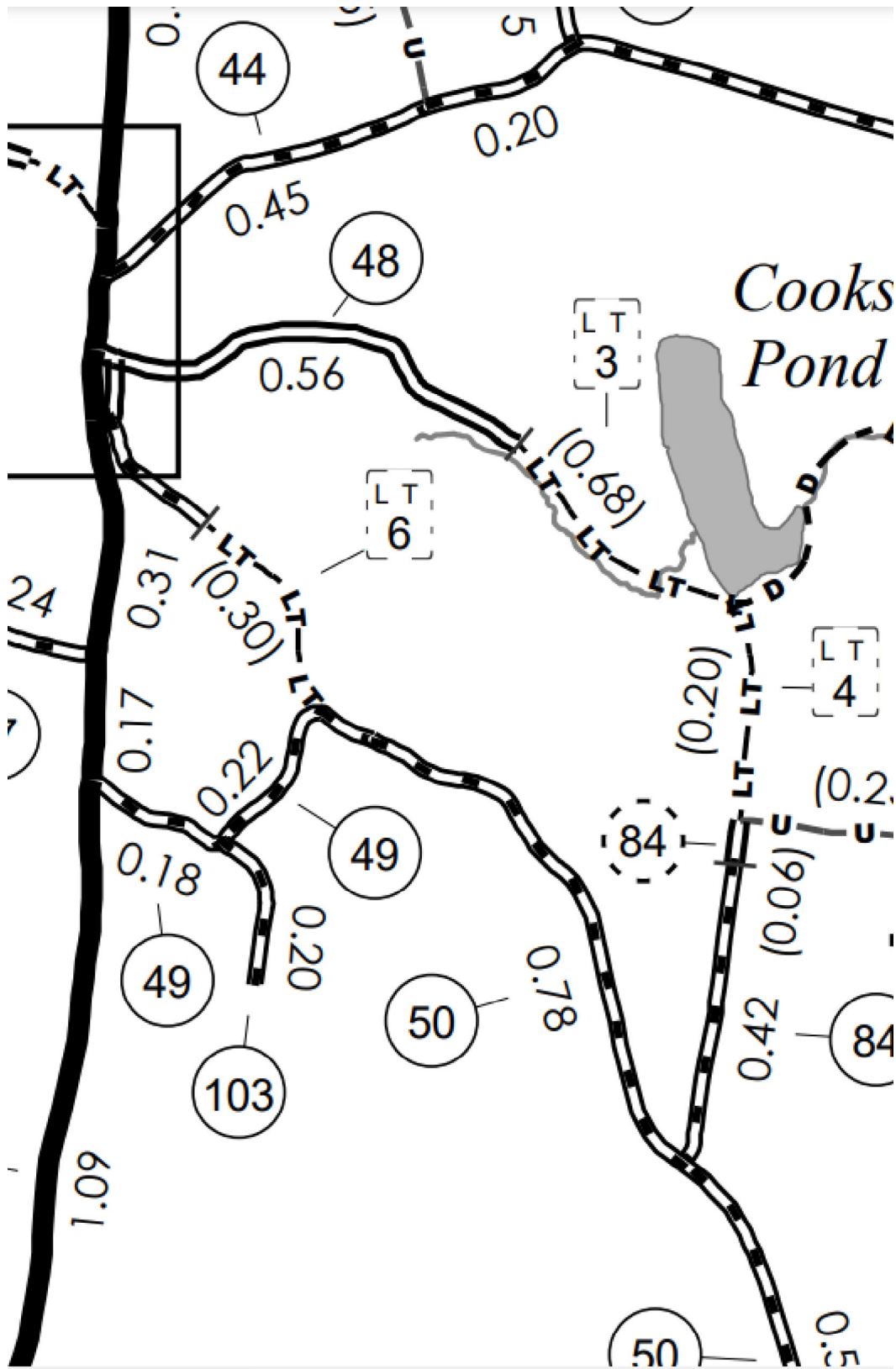


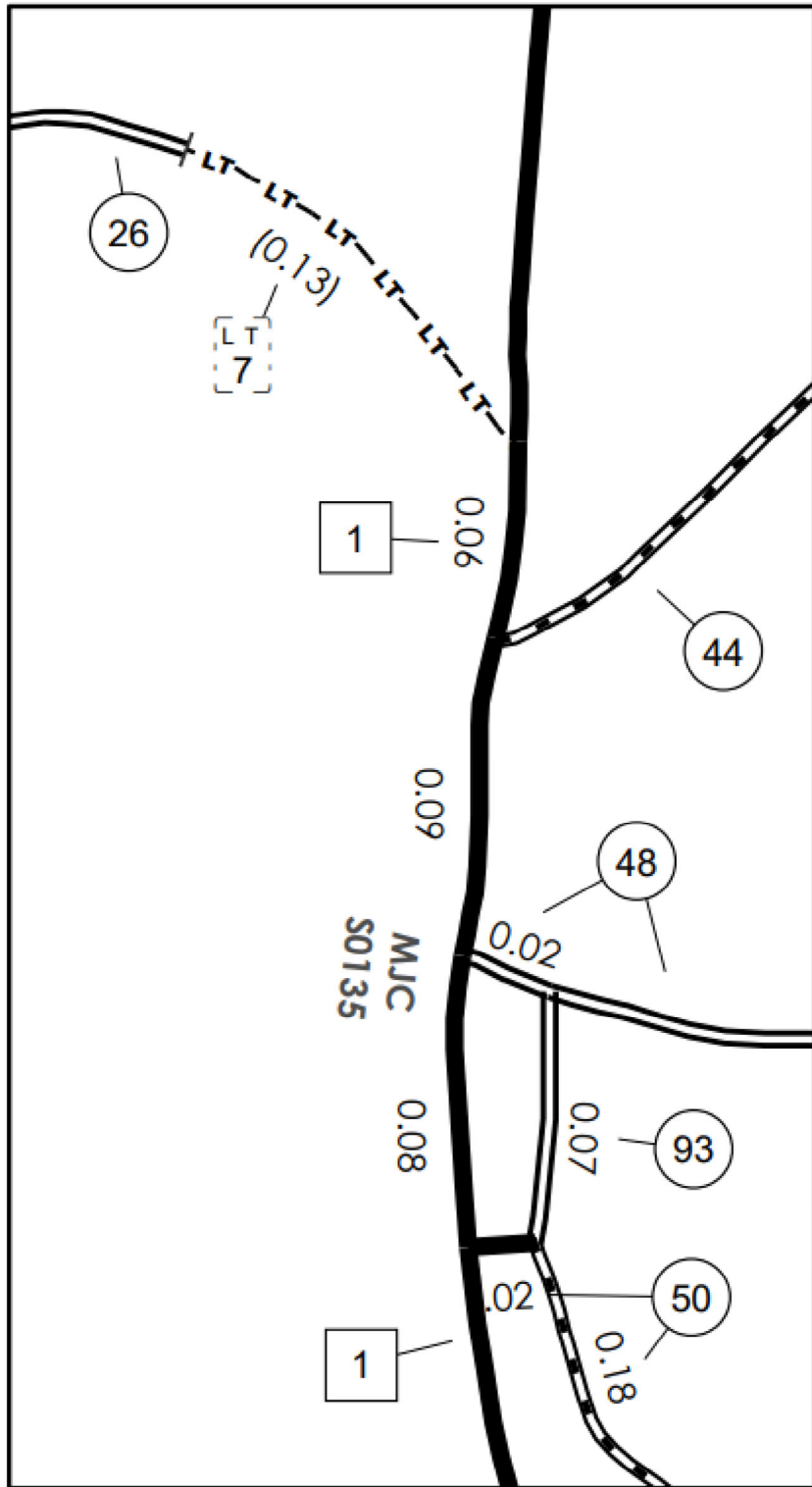
Ascutney Water District (Signature)

10-20-20
Date

HEARING ITEM

6





INSET 2

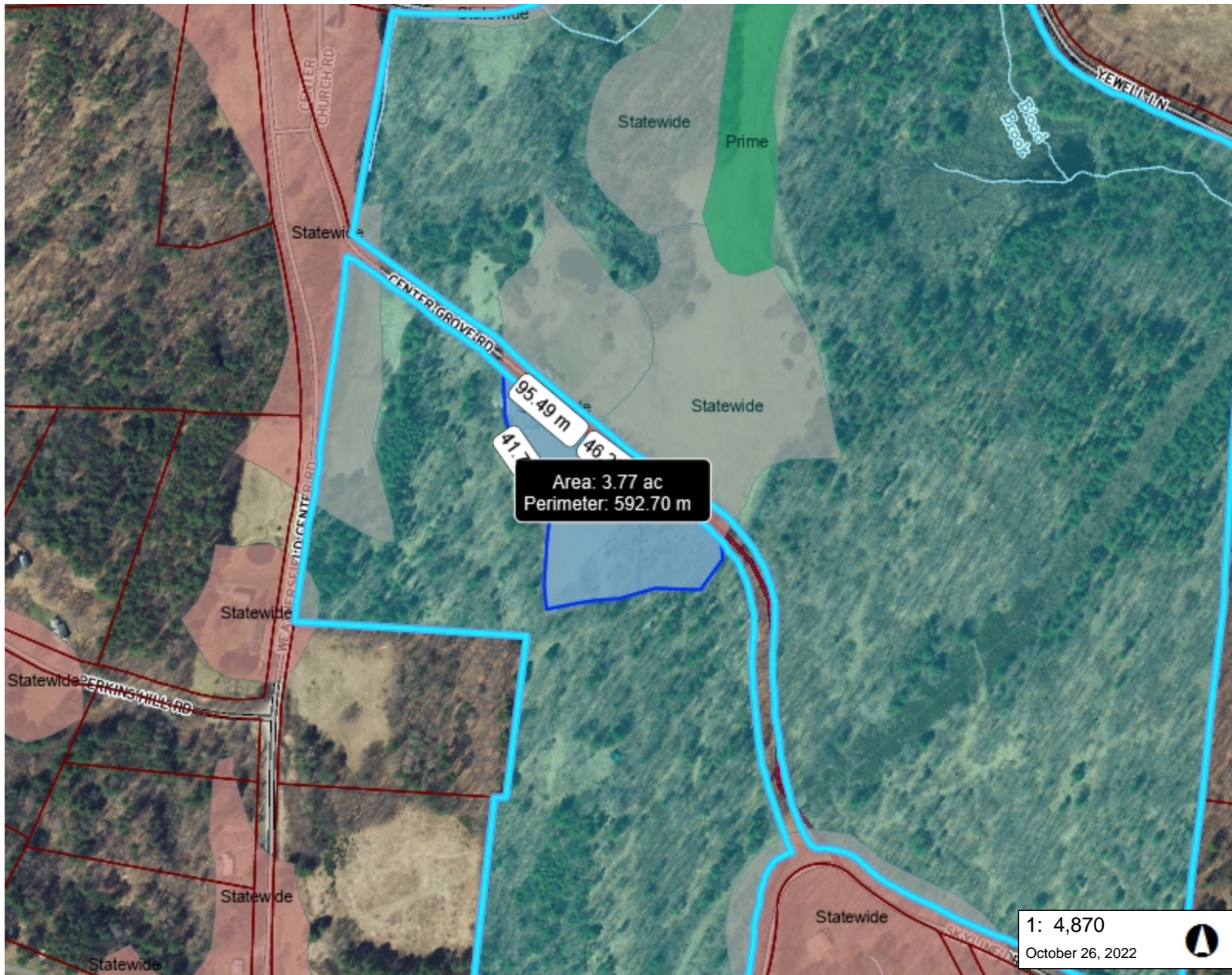
SCALE 1:6,336

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

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		TOTAL	55.52	11.44

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

CERTIFICATE OF MUNICIPAL PLAN

 ADOPTION AMENDMENT REPEAL

I, _____, Clerk of the Town/Village/City of _____, in _____ County, State of Vermont, do hereby certify pursuant to 24 VSA, §§ 4384, 4385, 4444, and 4447 that the following actions were taken by the designated parties with the respect to the adoption/amendment/repeal of the proposed municipal plan for the Town of _____, of which the attached is a true copy.

Signed: _____

Date: _____

Attach herewith all documentation, tear sheets, notices, etc. resulting from and confirming this adoption process.

I. PLANNING COMMISSION HEARING(S), SUBMITTALS

A) Transmittal of Proposed Plan/Amendment/Repeal

Deadline for action: 30 days prior to first hearing date (a.k.a. 30 day notice)

Mail by **certified mail, return receipt**, or delivered with proof of receipt copies of each of the following:

- proposed plan/amendment/repeal; hearing notice;
 report; and solicitation for comments

To:

- Planning Commission chairs of adjoining municipalities (or municipal clerk if no planning commission exists)
 - Town of Springfield
96 Main Street
Springfield, VT 05156
 - Town of Chester
P.O. Box 370
Chester, VT 05143
 - Town of Baltimore
1902 Baltimore Road
Baltimore, VT 05143
 - Town of Cavendish
P.O. Box 126
Cavendish, VT 05142
 - Town of Reading
P.O. Box 72
Reading, VT 05062
 - Town of West Windsor
P.O. Box 6
Brownsville, VT 05037
 - Town of Windsor
P.O. Box 47
Windsor, VT 05089
- Executive Director, (*Name and address of Regional Planning Commission*)
Jason Rasmussen - Mount Ascutney Regional Commission
P.O. Box 320
Ascutney, VT 05030-0320
- DHCD, *electronic submissions only. See instructions:* <http://accd.vermont.gov/community-development/town-future/plans-bylaws>
- Interested groups who requested notice in writing. (List groups)

Statutory reference(s): §4384(e)

Mailing Date: _____

Initialed: _____

On file: copy of proposed plan/amendment/repeal, hearing notice and report as mailed

B) Hearing Notice

Deadline for action: 15 days prior to first hearing date

The planning commission shall hold at least one public hearing on the proposed plan/amendment/repeal, following 15 days notice. All hearings must be warned in accordance with the notice requirements under §§4384 (d) and 4444. Note: In calculating the warning/notice period, the first day shall not be counted, and the final day shall be counted.

The planning commission has two options under §4444:

- 1) Publication in a newspaper of general circulation and posting a notice in three places in the municipality one of which must be in or near the clerk's office including date, time, place and purpose of the hearing, with either the full text of the material, **or** a summary, including a statement of purpose, geographic areas affected, table of contents/listing of section headings, and a description of the place within the municipality where the full text and/or maps may be examined; *or*
- 2) Publication in a newspaper of general circulation designated by the legislative body and posting a notice in three places in the municipality one of which must be in or near the clerk's office including date, time, place, and purpose of the hearing; and mailing or delivery of the hearing notice with copies of the full text or a summary (as noted above), to each voter on the voter checklist, and to each landowner on the grand list.

Statutory reference(s): §4444

Posting Dates:

Town Office _____

Ascutney Post Office _____

Perkinsville Post Office _____

Newspaper: _____ **Publication Date** _____

AND, either:

1) post the full text or a summary including: a statement of purpose; geographic areas affected; table of contents/listing of section headings; and a description where the full text may be examined;

OR

2) mail/deliver to each voter on the voter checklist and each landowner on the grand list: the hearing notice; a copy of the full text; **or** summary **Initialed:** _____

On file: copies of posted and published notices, dated copy of proposed plan/amendment/repeal as warned, copies of voter checklist and grand list, if applicable

C) Planning Commission Hearing

Deadline for action: 15 days after notice publication

- As noted, the planning commission must hold at least one public hearing, following public notice, on the proposed plan/amendment/repeal as warned.

- Note: No changes may be made between the time the public notice is posted/published and the public hearing.

Statutory reference(s): §§4384 (d), 4444

Hearing Date/Time: _____

Location: _____

On file: board minutes; comments submitted

D) Submittal of proposed plan/amendment/repeal to the legislative body and clerk.

Deadline for action: *After planning commission’s changes to the proposed plan/amendment and any written report unless supported by petition or requested by legislative body in which case the planning commission must promptly submit the amendment and only those changes necessary to correct any technical deficiencies along with any recommendations or opinions the planning commission considers appropriate.*

The planning commission may make changes to the proposed plan/amendment and to any written report and thereafter submit them to the legislative body. Simultaneous with its submissions the planning commission shall file with the clerk of the municipality a copy of the proposed plan/amendment/repeal and written reports as submitted to the legislative body, for public review.

Statutory reference(s): §4384 (f)

Filing Date: _____

Initialed: _____

On file: dated copy of proposed plan/amendment/repeal with revisions, reports as submitted by the planning commission to the legislative body and clerk following final planning commission hearing

II. LEGISLATIVE HEARING(S)

A) Changes to proposed plan/amendment/repeal

Deadline for action: *15 days prior to final hearing date*

- The legislative body may change the proposed plan/amendment/repeal, but shall not do so less than 15 days prior to the final public hearing.
- If substantial changes are made in the concept, meaning, or extent of the proposed plan/amendment/repeal, it shall warn a new public hearing(s).
- If any part of the proposal is changed, the change shall be filed at least 15 days prior to the public hearing with the municipal clerk, anyone requesting a copy in writing, and with the planning commission.
- The planning commission must submit a report thereon to the legislative body prior to or at the public hearing that analyzes the extent to which the changed proposal is consistent with § 4302.

Statutory reference(s): §4385 (b)

Filing Date: _____

Initialed: _____

On file: copy of proposed changes as warned, and filed with clerk and planning commission. Planning commission report if submitted prior to hearing

B) Hearing Notice

Deadline for action: 15 days prior to the first hearing date

- Not less than 30 nor more than 120 days after a proposed plan or amendment is submitted to the legislative body of a municipality under §4384 of this title, the legislative body of a municipality with a population of 2,500 persons or less, shall hold the first of one or more public hearings, after public notice.
- **A municipality with a population of more than 2,500 persons shall hold two or more such hearings.**
- All hearings must be warned in accordance with the notice requirements under §4444. The legislative body must make copies of proposal and written report by the planning commission available to the public upon request.
- *Note: In calculating the warning/notice period, the first day shall not be counted, and the final day shall be counted.*

The legislative body has two options under §4444

- 1) Publication in a newspaper of general circulation and posting a notice in three places in the municipality one of which must be in or near the clerk's office including date, time, place and purpose of the hearing , with either the full text of the material, **or** a summary, including a statement of purpose, geographic areas affected, table of contents/listing of section headings, and a description of the place within the municipality where the full text and/or maps may be examined; *or*
- 2) Publication in a newspaper of general circulation designated by the legislative body and posting a notice in three places in the municipality one of which must be in or near the clerk's office including date, time, place, and purpose of the hearing; and mailing or delivery of the hearing notice with copies of the full text or a summary (as noted above), to each voter on the voter checklist, and to each landowner on the grand list.

Statutory reference(s): §§ 4385, 4444

Posting Dates:

Town Office _____

Ascutney Post Office _____

Perkinsville Post Office _____

Newspaper: _____ **Publication Date** _____

AND, either:

- 1) post the full text or a summary: a statement of purpose; geographic areas affected; table of contents/listing of section headings; and a description where the full text may be examined;

OR

- 2) mail/deliver to each voter on the voter checklist and each landowner on the grand list: the hearing notice; a copy of the full text; **or** summary **Initialed:** _____

On file: copies of posted and published notices, dates copy of proposed plan/amendment/ repeal with planning commission report, as warned, copies of vote checklist and grand list, if applicable

C) Legislative Body Hearing(s)

Deadline for action: *not less than 30 nor more than 120 days following submission by the planning commission (for the first hearing) as warned*

- As noted, not less than 30 nor more than 120 days after a proposed plan or amendment is submitted to the legislative body of a municipality, the legislative body of a municipality with a population of 2,500 persons or less, shall hold the first of one or more public hearings, after public notice.
- A municipality with a population of more than 2,500 persons shall hold two or more such hearings.
- Also as noted above, if the legislative body makes any substantial changes, it shall warn a new public hearing or hearings and file the proposed changes with the clerk, anyone requesting a copy in writing, and planning commission at least 15 days prior to the final public hearing as warned. *Note failure to hold a hearing within the 120-day period does not invalidate the adoption of the plan and amendment.*

Statutory reference(s): §4385 (a)

Hearing Date/Time: _____

Location: _____

Initialed: _____

On file: record of proceedings, attendance, planning commission report as submitted

III. ADOPTION OF MUNICIPAL PLAN/AMENDMENT/REPEAL

A) Legislative Body

Deadline for action: *within one year of date of final planning commission hearing*

Plans, amendments, and/or repeals, shall be adopted or rejected by a majority of the members of the legislative body at a meeting which is held after final public hearing, and shall be effective immediately.

Statutory reference(s): §4385 (c)

Date of Meeting/Vote: _____

Action: Adopted Rejected

Initialed: _____

On file: meeting minutes, record of vote, dated copy of proposed plan/amendment/repeal as accepted or rejected by legislative body

B) Australian Ballot

Deadline for action: *within one year of date of final planning commission hearing*

A proposed plan, amendment or repeal for a municipality which has elected (in accordance with 24 V.S.A. §4385 (c)) to do so, shall be adopted or rejected by the vote of the municipality by Australian Ballot (17 VSA, §2641) at a regular or special meeting duly warned and held after final public hearing. The adoption or rejection shall be effective immediately. *Note: A public informational hearing is not required for bylaws adopted via Australian ballot; however, if the town would like to hold a public informational hearing it may.*

Vote by Australian Ballot. Questions voted on by Australian Ballot must be warned according to 17 VSA, §2641. The warning must be posted in **two** locations, and in or near the municipal clerk’s office. The warning must also be distributed using one of the following methods:

- published in a newspaper designated by the legislative body; or
- published and distributed as a warned article in the municipal report; or
- otherwise distributed in written form to all town or city postal patrons at least 10 days before the meeting.

Statutory reference(s): Title 17 V.S.A., §§2641 and 2642

Deadlines for action: Posting: not less than 30 nor more than 40 days prior to vote; and Publication, newspaper: at least 5 days prior to vote; or Publication, report: distributed at least 10 days prior to meeting Vote: within one year of date of final planning commission hearing.

Posting Dates:

Town Office _____

Ascutney Post Office _____

Perkinsville Post Office _____

Newspaper: _____ **Publication Date** _____

Meeting/Vote Date: _____

Action: Adopted Rejected **Initialed:** _____
On file: copy of notice as posted, published meeting minutes, record of vote; dated copy of proposed plan/amendment/peal as accepted or rejected by voters

C) Adopted Plans

Deadline for action: 30 days following adoption

Plans and amendments shall be effective upon adoption, and shall be provided to the regional planning commission and to the commissioner of Economic Housing & Community Development. Send a copy of:

adopted plan or repeal

To: Executive Director, (*Name and address of Regional Planning Commission*)
Jason Rasmussen - Mount Ascutney Regional Commission
P.O. Box 320
Ascutney, VT 05030-0320

DHCD, *electronic submissions only. See instructions:*

<http://accd.vermont.gov/community-development/town-future/plans-bylaws>

Statutory reference(s): 4385 (c)

Mailing Date: _____ **Initialed:** _____

On file: copy and original of adopted plan; this form and all supporting documentation

IV. REGIONAL APPROVAL AND CONFIRMATION

Initialed: _____

A) If a municipality wishes its plan or plan amendment to be eligible for approval under the provisions of §4350 of this title, it shall request approval. The request for approval may be before or after adoption of the plan by the municipality, at the option of the municipality.

Any such requests should be in writing and accompanied by a copy of the adopted or draft plan. The RPC will carry out and conduct all related and necessary reviews,

hearings and processes. *This process requires up to 60 days from notification to complete; to meet a shorter timeline or specific deadlines, the RPC will require contact and coordination prior to the planning commission hearing notice.*

Statutory reference(s): §4385(c)

Submitted to RPC: No Yes **Date of submission to RPC:** _____

On file at the RPC: approval and confirmation forms, hearing minutes, staff review

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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 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 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.

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 hydro-power (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 a 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 mechanisms, such as air-source cold climate heat pumps

7.5.4 Conservation measures (reduction in use)

7.5.5 Fuel-efficient vehicles

7.5.6 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 standards.
- 7.8.6 **Solar Electricity Facility Siting Standards**

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. The impact on prime and statewide agricultural soils shall be minimized during project design.
- 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 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.
- 7.9.9 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.
- 7.9.10 Promote the use of cold climate heat pumps with education/presentations in coordination with the EEUs/electric utilities.
- 7.9.11 Promote the Go Vermont webpage, which provides rideshare, vanpool, public transit and park-and-ride options.
- 7.9.12 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.
- 7.9.13 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.
- 7.9.14 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.

7.9.15 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.

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

7.9.17 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.

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

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 ~~online~~ 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.

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.

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.

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 hydro-power (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.

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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.

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.

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 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~~

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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 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~~nergy 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~~ Conservation measures (reduction in use)

~~7.5.6~~ ~~7.5.5~~ Fuel-efficient vehicles

~~7.5.7~~ ~~7.5.6~~ 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 ~~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 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 standards~~.

~~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 Standards 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.

Commented [JR10]: Mapping in progress

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;

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- 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

Commented [JR11]: Delete?

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 [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.](#)

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- 7.9.9 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.
- 7.9.10 Promote the use of cold climate heat pumps with education/presentations in coordination with the EEU's/electric utilities.
- 7.9.11 Promote the Go Vermont webpage, which provides rideshare, vanpool, public transit and park-and-ride options.
- 7.9.12 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.
- 7.9.13 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.
- 7.9.14 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.
- 7.9.15 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.
- 7.9.16 If renewable energy systems are not practicable, encourage homeowners to replace old furnaces or boilers with a high-efficiency model.
- 7.9.17 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.

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Planning Commission Reporting Form for Municipal Plan Amendments

This report is in accordance with 24 V.S.A. §4384(c) which states:

“When considering an amendment to a plan, the planning commission shall prepare a written report on the proposal. The report shall address the extent to which the plan, as amended, is consistent with the goals established in §4302 of this title.

If the proposal would alter the designation of any land area, the report should cover the following points:

- 1. The probable impact on the surrounding area, including the effect of any resulting increase in traffic, and the probable impact on the overall pattern of land use.*

- 2. The long-term cost or benefit to the municipality, based upon consideration of the probable impact on:*
 - (A) the municipal tax base; and*

 - (B) the need for public facilities;*

- 3. The amount of vacant land which is:*
 - (A) already subject to the proposed new designation; and*

 - (B) actually available for that purpose, and the need for additional land for that purpose.*

- 4. The suitability of the area in question for the proposed purpose, after consideration of:*
 - (A) appropriate alternative locations;*
 - (B) alternative uses for the area under consideration; and*
 - (C) the probable impact of the proposed change on other areas similarly designated*

- 5. The appropriateness of the size and boundaries of the area proposed for change, with respect to the area required for the proposed use, land capability and existing development in the area.”*

Please Note:

- ❖ The planning commission must hold at least one public hearing within the municipality after public notice on any proposed plan or amendment.
- ❖ At least **30** days prior to the first hearing, a copy of the proposed plan or amendment and the written report must be delivered with proof of the receipt, or mailed by certified mail, return receipt requested, to each of the following:
 1. the chairperson of the planning commission of each abutting municipality, or in the absence of any planning commission in an abutting municipality, to the clerk of that municipality;
 2. the executive director of the regional planning commission of the area in which the municipality is located;
 3. the Department of Economics, Housing and Community Development within the Agency of Commerce and Community Development; and
 4. business, conservation, low income advocacy and other community or interest groups or organizations that have requested notice in writing prior to the date the hearing is warned.
- ❖ The planning commission may make revisions to the proposed plan or amendment and to any written report, and must thereafter submit the proposed plan or amendment and any written report to the legislative body of the municipality.
- ❖ If the legislative body changes any part of the proposed plan, the planning commission must submit to the legislative body, at or prior to the public hearing, a report that analyzes the extent to which the changed proposal, when taken together with the rest of the plan, is consistent with the legislative goals established in 24 V.S.A. §4302.
- ❖ Simultaneously with the submission, the planning commission must file with the clerk of the municipality a copy of the proposed plan or amendment, and any written report, for public review.

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

(802)674-2626

P.O. BOX 550 ASCUTNEY, VT 05030

landuse@weathersfield.org

- 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?

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Town of Colchester: Designation of Renewable Energy “Preferred Sites”

Preferred Site Selection Overview

Vermont has a long history of both land use and energy planning. As Vermont experienced a growth in renewable energy generation, Act 174 of 2016 was established to create the framework for a new set of municipal and regional energy planning standards. In accordance with rules established by the Public Utility Commission, net-metering projects, other than hydroelectric facilities, that are large enough to produce more than 150 kilowatts, must be built on “preferred sites.”

What is a “Preferred Site”?

According to the Vermont Public Utility Commission, the entity that governs the terms upon which any electric company offers net-metering service within its service territory, a preferred site means one of the following:

- (1) A new or existing structure whose primary use is not the generation of electricity or providing support for the placement of equipment that generates electricity;
- (2) A parking lot canopy over a paved parking lot, provided that the location remains in use as a parking lot;
- (3) A tract previously developed for a use other than siting a plant on which a structure or impervious surface was lawfully in existence and use prior to July 1 of the year preceding the year in which an application for a certificate of public good under this Rule is filed. To qualify under this subdivision (3), the limits of disturbance of a proposed net-metering system must include either the existing structure or impervious surface and may not include any headwaters, streams, shorelines, floodways, rare and irreplaceable natural areas, necessary wildlife habitat, wetlands, endangered species, productive forestlands, or primary agricultural soils, all of which are as defined in 10 V.S.A. chapter 151;
- (4) Land certified by the Secretary of Natural Resources to be a brownfield site as defined under 10 V.S.A. § 6642;
- (5) A sanitary landfill as defined in 10 V.S.A. § 6602, provided that the Secretary of Natural Resources certifies that the land constitutes such a landfill and is suitable for the development of the plant;
- (6) The disturbed portion of a gravel pit, quarry, or similar site for the extraction of a mineral resource that was in lawful operation on January 1, 2017, provided that all activities pertaining to site reclamation required by applicable law or permit condition are completed prior to the installation of the plant;

(7) A specific location designated in a duly adopted municipal plan under 24 V.S.A. chapter 117 for the siting of a renewable energy plant or specific type or size of renewable energy plant, provided that the plant meets the siting criteria recommended in the plan for the location; or a specific location that is identified in a joint letter of support from the municipal legislative body and municipal and regional planning commissions in the community where the net-metering system will be located.

(8) A site listed on the National Priorities List (NPL) established under the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. chapter 103, if the U.S. Environmental Protection Agency or the Agency of Natural Resources confirms each of the following that the site is listed on the NPL;

(9) On the same parcel as, or directly adjacent to, a customer that has been allocated more than 50 percent of the net-metering system's electrical output. The allocation to the host customer may not be less than 50 percent during each of the first 10 years of the net-metering system's operation.

Site Selection Criteria

Not only is selecting a suitable site a crucial component of developing a viable net-metering project, it is required by the State of Vermont. The Public Utilities Commission has given communities the ability to define what a preferred site may look like. For instance, what a preferred site looks like to a City such as Burlington may be completely different than the Town of Colchester. Overall, the process of determining preferred sites must evaluate the constraints and the impact on the site itself as well as the impact it has on the community and culture of the area. Since the State reviews the primary concerns noted in items 1 through 6 and 8 through 9 above, the remainder of this document evaluates the locally significant preferred site designation criteria under item 7. The objectives of this process are to prevent limitations to pre-identified sites for energy generation and to reduce any additional hurdles renewable projects may face in the planning process.

When renewable energy companies consider the economic benefit of selecting a site, care is taken to minimize physical constraints such as shading, optimal wind resources, nearby obstacles, topography, latitude, and pitch. Since these constraints are evaluated for practical and financial viability by the applicants themselves, the Town of Colchester will assess the following constraints:

- Environmental
- Natural Hazards
- Land Use
- Site Access
- Aesthetics
- Development Regulations
- Social Impact

Since Colchester is primarily flat compared to other communities and sites located near the lake are protected from such construction, the development of wind

turbines would not be preferred in Colchester. The scorecard application is primarily for solar siting and any requests for wind turbine projects should submit project site plans directly to the Town. After the Town reviews the wind turbine project, the application will be submitted to the Planning Commission for approval following a public hearing. This overview will review all net-metering constraints, with a focus solar module siting.

Site Selection Constraints

A. Environmental

Avoiding sensitive or critical habitats and species is critical in the approval process. Constructing and operation of solar sites may require the clearing of existing habitats and disturbing fauna and flora. Land disturbance activities are defined as activities that disturb or break topsoil, that result in the movement of earth on land. All siting, access roads, and transmission lines should be proposed away from ecologically sensitive areas. The Vermont Agency of Natural Resources, Fish and Wildlife Department, the Division of Historic Preservation, the Army Corps of Engineers, and the Agency of Agriculture Food and Markets all provide their own specifications that hold a project to high standards in the Public Utility Commission's review process. State known and reviewed ecologically sensitive areas include FEMA floodways, DEC river corridors, National Wilderness Areas, State-significant Natural Communities and rare, threatened, or endangered species, vernal pools (confirmed and unconfirmed), and Class I and II wetlands.

The constraints that will be reviewed during the preferred sites application process include FEMA Special Flood Hazard Areas and Floodways, Class III wetlands, and the Shoreland Overlay. Previously disturbed sites are ideal to reduce impact on the environment. See Maps 15 and 16 of the Colchester Town Plan for environmental site constraints.

B. Natural Hazards

In addition to the solar modules having adequate access to the sun, the proposed project shall not be placed on known high risk sites. The major natural hazard concern in Colchester is flooding.

After the Lake Champlain flood in 2011, Colchester faced major flood-related damages that cost millions of dollars in recovery efforts. Flooding may impact a solar site by damaging electrical equipment as well as displacing floodwaters. For these reasons, a site shall not be located in a mapped flood plain or floodway location. See Maps 15 and 16 of the Colchester Town Plan for natural hazard site constraints.

C. Land Use

Ideally, preferred sites for net-metering should be built on existing development or on low value land. The best locations for net-metering projects are typically on previously developed lands or brownfield sites because they may not have ideal residential or commercial use in the future and currently often have existing energy use nearby. Harvesting of more than 100 trees and/or effecting more than one (1)

acre of land for a project is reviewed as a silvicultural operation and is best avoided for net-metering projects.

It is likely that the preferred net-metering site selected will operate for 25 years or more. Due to long term operations, the future land use of the selected site must also be taken into account.

Additionally, any solar sites located near Camp Johnson or in the flight path of the Burlington International Airport may require special approval by these entities. Glare from the solar arrays may affect flight activities.

D. Site Access

The ability to access the net metering system is important for various reasons. All net metering sites require maintenance to guarantee efficiency or may require upgrades as technology advances. Additionally, fire truck access is important during emergency situations with access to water to prevent fires spreading. If a new road needs to be created, an applicant should review the Chapter Seven of the Colchester Code of Ordinances and conform to the greatest extent possible:

- (a) The length of a private driveway, for the purpose of this Code shall be the distance measured along the centerline of the driveway from the curb cut in the public road to the subject structure. If the private driveway does not extend to the structure, the length of a private driveway is measured along the centerline of the driveway from the curb cut in the public road to fifty (50) feet from the subject structure.
- (b) A private driveway shall be extended to, at minimum, within fifty (50) feet of the structure served.
- (c) All private driveways, excepting private driveways Type I, shall have at least six-foot wide zone on each side of the driveway clear of encumbrances such as trees, structure, and rocks for plowed snow storage area on each side. In driveways under fifty (50) feet and driveways serving commercial structures, designated snow storage areas shall be permissible in lieu of the six-foot wide zone.
- (d) Every private driveway in excess of one hundred fifty (150) feet in length shall be provided with approved provisions for the turning around (see Figure 3.5 and 3.6 of the Colchester Public Works Specifications and Standards for dimensional requirements for a turnaround).
- (e) A private driveway shall have a minimum of thirteen and one-half-foot height clearance.
- (f) All private driveways, excepting private driveways Type I, shall be constructed so as to support a forty-thousand-pound vehicle.
- (g) All private driveways shall meet the following dimensional requirements unless waived by the Authority Having Jurisdiction (AHJ):

Type	Minimum Width
Private driveway Type I	10 feet
Private driveway Type II > 50 feet but < 300 feet in length	15 feet
Private driveway Type II > 300 feet in length	20 feet
Private driveway Type III	20 feet
Private road	Per the requirement of Colchester Code of Ordinance 14, Public Works Specifications and Standards for roadway standards as amended from time to time

E. Aesthetics

Developing a net metering system can have a large impact on the aesthetics of an area. An applicant shall assess the potential visual impact and prioritize sites that avoid, minimize, or mitigate potential adverse visual impacts associated with the construction of a project on the surrounding visual environment.

Key issues to be evaluated are whether a project has the potential to adversely impact the existing visual character or quality of the neighboring properties and/or the physical or natural surroundings. The Public Utilities Commission defines an adjoining landowner as a person who owns land in fee simple that: (1) Shares a property boundary with the tract of land on which a net-metering system is located; or (2) Is adjacent to that tract of land and the two properties are separated only by a river, stream, railroad line, or public highway. Potential visual effects from adjacent residences and other public vantage points should be recognized in the applicant’s selection process. Screening plans are recommended. The incorporated screening shall break up visible area of the project to mitigate the visibility of the project year round. If a ground mounted solar array project fills more than 25% of the field of vision of a human eye (24 mm focal length), a screening plan is advised.

Properties within the GD4OS (zoning overlay district detailed in the Development Regulations) areas designated as restricted open space with covenants to keep space open in perpetuity are protected from any development, including net metering projects. This overlay protects the aesthetics of these natural areas within Colchester.

F. Development Regulations

Development regulations in Colchester may limit the ability to add solar arrays in Town. Limitations will vary based on development regulations and constraints from neighborhood to neighborhood.

Below is a list of Town Districts that would not be acceptable at all for net-metering:

- Water Protection Overlay District
- Shoreland Overlay District

- Floodplain District

It is important to contact Colchester's Department of Planning and Zoning for advisory purposes on understanding the regulatory constraints before proceeding with additional analysis for any site in question.

G. Social Impact

Colchester is a diverse community rich in historic resources and a variety of cultural amenities. These amenities help to define the Town's community and create a sense of place. Sites should be selected as to avoid close proximity of cultural heritage sites such as historical structures, heavily trafficked properties, cemeteries, and so forth.

The 2019 Town Plan outlines specific neighborhoods that would allow for appropriate locations of solar siting. These areas include Exit 17, Exit 16, Malletts Bay Ave, Fort Ethan Allen, Severance Corner, Blakely / Poor Farm Road, Severance / Mill Pond Road, Northeast Quadrant, Clay Point, Colchester Village, Inner Bay, the Bay, and Marble Island. Although these are all designated areas, some possess constraints such as conflicting with existing uses, rural character, historically significant areas, and scenic lake views. Additionally, sites like Severance Corner may only use roof mounted solar and areas such as Colchester Village, Inner Bay, the Bay, and Marble Island may only allow for small scale solar sites. To learn more about the specific neighborhoods, review the "Lands of Colchester" Chapter of the 2019 Town Plan.

Site Selection Scorecard

After assessing all the possible constraints of a specific site and reviewing the Town Plan, parcel maps, CCRPC maps, development regulations, and site history, an applicant may decide to move forward with the project.

The Preferred Site Designation Scorecard is made up of 6 questions on areas that need to be addressed from topography to cultural impact. An applicant is required to complete the questions and tally the score from each question. If none of the options in a question relate to the site, that question receives a "0." If score card exceeds 6, the applicant should submit the scorecard application the Town of Colchester for review.

If the score exceeds 15 points, the Town of Colchester may designate the site as preferred. If the score is in the marginal bracket between 6 and 14 points, the Town will review the scorecard application and will submit the application to the Planning Commission and Chittenden County Regional Planning for approval following a public hearing. The Selectboard has given delegation to the Planning Commission to approve or deny the applications on their behalf. It is important that each applicant checks the ColchesterVT.gov website or receives a physical copy of these documents from the Planning and Zoning Department to confirm that the scorecard application completed has the most recent and relevant criteria.



COLCHESTER

PREFERRED SITE DESIGNATION SCORECARD

The undersigned hereby applies for preferred site review to determine if site can be deemed eligible to receive “preferred site designation” by the Town of Colchester as described below. **Please submit in PDF format to pzinfo@colchestervt.gov.**

Applicant _____

Project Street Address _____

Tax Map & Parcel No. _____

Existing Uses on Property _____

Proposed Solar Design on Property _____

- Before getting started**
- Review the preferred sites overview & Town Plan
 - Check parcel maps & CCRPC maps
 - Review Development Regulations
 - Examine history of site

Objective

The Preferred Site Designation Scorecard is made up of 6 questions on areas that need to be addressed, including aesthetics and environmental concerns. Complete the questions and tally your scores from each question. If none of the options in a question relate to your site, that question receives a “0.” If your score card exceeds **5**, submit this application for Town of Colchester review.

A. How much of the site is visible from adjacent residences?

- Site is completely screened from adjacent residences 5
- Site fills less than 25% of the field of vision of a human eye (24 mm focal length) or will do so with proposed screening..... 4
- Site fills 25-49% of the field of vision of a human eye (24 mm focal length) or will so with proposed screening 3
- Site fills greater than 50% of the field of vision of a human eye (24 mm focal length) or will do so with proposed screening 2
- Site fills greater than 50% of the field of vision of a human eye (24 mm focal length) and no screening proposed 1

B. How does the site land use look?

Solar modules will be on existing building, brownfield, or existing impervious service	Automatic Preferred Site
Solar project will have less than 10,000 sq. ft. of disturbance.....	4
Solar project will have between 10,000 sq. ft. to a half acre of disturbance and average accessibility	3
Solar project will have half-acre to an acre of disturbance, and/or with challenging upgrades for accessibility.....	2
Site land use would require more than an acre of disturbance.....	1
Solar project will require more than 100 trees or an acre of trees, whichever is less, to be removed.....	1

C. If the site is located in one of the neighborhoods designated in the Town Plan, add or subtract the amount of points pertaining to the location.

Exit 17.....	5
Exit 16.....	5
Malletts Bay Ave	5
Blakely / Poor Farm Rd	5
Severance / Mill Pond Rd.....	5
Northeast Quadrant	5
Clay Point	5
Fort Ethan Allen (outside of NR Historic District).....	5
Fort Ethan Allen (within NR Historic District).....	-5
Severance Corner	-5
Colchester Village	-5
Inner Bay	-5
The Bay	-5
Marble Island	-5

D. Zoning regulations must be reviewed. If the site is located in any of the below areas, select which answer applies.

Water Protection Overlay District.....	Automatic Not Preferred Site
Shoreland Overlay District.....	Automatic Not Preferred Site
Floodplain District.....	Automatic Not Preferred Site
GD4 Open Space Overlay District.....	-5

E. An environmental review is necessary during the site selection process. If any of these apply to your site, deduct 5 points per selected.

- FEMA Special Flood Hazard Areas or Floodway..... **Automatic Not Preferred Site**
- Prominently visible from Lake Champlain..... -5
- Class III Wetlands..... -5

F. Site access must be considered during the development of renewable energy generation facilities. Please designate the current or prospective road condition:

- Access road to facility already exists within 150 feet of project..... 5
- Access road to facility already exists within 300 to 1,000 ft. of project..... 3
- Access road to facility greater than 1,000 feet from project..... 0

G. Additional Considerations

- Revegetation with native species representation of existing on-site species.....1

Score: _____

Scoring	Preferred Site Designation Consideration
15-19	Internal review necessary to score for preferred site designation
6-14	Requires review by the Colchester Planning Commission to determine designation
0-5	Not preferred site

Additional Information: A site plan shall be submitted with a complete description of the proposed project including but not limited to accurate site data such as derived from the Vermont Natural Resource Atlas, plans showing the location of all proposed improvements, photographs of the site, specifications on the equipment proposed and other information necessary to describe the nature of the project. The applicant must also list all the current and proposed uses taking place on the property. Data and plans shall be attached to the Preferred Site Designation Scorecard form.

I hereby certify that all the information requested as part of this application has been submitted and is accurate to the best of my knowledge.

Email address _____

Signature of Authorized Agent

Address & Telephone # of the Authorized Agent

Signature of Landowner or Building owner

Address & Telephone # of the Land or Building owner

By the land owner signature, the land owner is authorizing the applicant to act on their behalf.

THE FOLLOWING SECTION IS FOR PLANNING & ZONING ONLY

Request Incomplete _____ Request Denied _____ Request Approved _____

Planning & Zoning Coordinator

Director of Planning & Zoning

Letter Issued Date

Stipulations

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Preferred Site Letter Policy

Mount Ascutney Regional Commission (the “Commission”) has received numerous requests for solar project preferred site designations over the past few years. To document and clarify the process to handle future requests for preferred site letters in accordance with [Vermont Public Utility Commission Rule 5.100](#), the Commission establishes the following policy.

A summary of state preferred sites as defined in Public Utility Commission Rule 5.103 include:

- Rooftops of new or existing buildings
- Parking lot canopy
- Previously developed tract (structure or impervious surface)
- Agency of Natural Resources-certified brownfields sites
- Agency of Natural Resources-certified sanitary landfill
- Lawful and reclaimed gravel pit, quarry or similar mineral resource extraction site
- A specific location identified in a duly adopted municipal plan or a specific location that is identified in a joint letter of support
- A site listed on the National Priorities List (NPL), i.e. “superfund” sites
- On the same parcel as, or directly adjacent to, a customer that has been allocated more than 50 percent of the net-metering system’s electrical output.

Review Process

For all preferred site letter requests, the Commission will utilize the following review process:

1. The Commission will prepare a draft preferred site letter from MARC for consideration by the Permit Review Committee. Commission staff will inform local officials (e.g. zoning administrator, town manager or town administrator, planning commission chair, and/or the selectboard chair) about the draft letter and the upcoming meetings scheduled to discuss it.
2. Commission staff will help to schedule a Project Review Committee meeting to review the proposal:
 - a. Invite the project’s developer to present the project and answer questions.
 - b. Provide Committee members with available project details and inquire if a site visit is warranted. Schedule a site visit before the meeting, if warranted.
 - c. Hold a Project Review Committee meeting and ask the developer and/or property owner to present the project and answer questions.

- d. The Committee will prepare a written recommendation for the MARC Board of Commissioners on whether to approve a preferred site letter based on the following criteria and policies in the Regional Plan, as most recently amended. (See the checklist below.)
- 3. Commission staff will add the preferred site letter request to the agenda of the next regular MARC Board of Commissioners meeting:
 - a. Agenda packet enclosures to include project details, recommendation from the Permit Review Committee, and a draft preferred site letter.
 - b. Invite abutters if contact information is known.
 - c. Project Review Committee will report and make a recommendation for action.
 - d. Action will be needed to issue or deny a preferred site letter.
 - e. A copy will be sent to the developer and municipality (Zoning Administrator, Town Manager/Administrator, Planning Commission chair and Selectboard chair)
- 4. Maintain documentation in our Section 248 files.

MARC Preferred Site Criteria

- Is it within a mile of phase 3 power?
- Where is the interconnection location?
- What alternative designs/layouts have been considered? What makes the other alternatives infeasible? Ground-mounted solar projects of 150kW and greater must demonstrate that the proposed project siting is appropriate in scale as it relates to the character of the area in which it is to be located, and that all reasonable options have been considered in siting the facility.

Does the project avoid “known constraints” as identified in the Regional Plan?

- Vernal pools with a surrounding 50-foot buffer.
- DEC river corridors.
- FEMA floodways.
- State significant natural communities and rare, threatened, and endangered species.
- National wilderness areas; and,
- Class 1 and Class 2 wetlands.

Does the project avoid undue adverse impacts on “potential constraints”?

- Agricultural soils (NRCS-mapped prime agricultural soils, soils of statewide importance or soils of local importance).
- Act 250 agricultural soil mitigation areas.
- FEMA special flood hazard areas (floodplain).

- Protected lands (state fee lands and private conservation lands).
- Deer wintering areas.
- ANR conservation design highest priority forest blocks.
- Hydric soils.

Is the project consistent with other relevant policies in the Regional Plan?

- Aesthetic Impacts, Landscaping Plan: All ground-mounted solar projects of 150 kW or greater that are within view of major roadways (i.e. interstate highways, state highways, US routes, and Class 1 and Class 2 town highways) must provide adequate landscaping in order to appropriately screen the project from the view of the traveling public.
- Forest Fragmentation (i.e. avoid known constraints, avoid undue adverse impacts on potential constraints)
- Impact to growth patterns: is the project consistent with the future land use categories and map?

Adopted December 6, 2021

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RE: Preferred site checklist

Jason Rasmussen <jrasmussen@marcvt.org>

Wed 11/16/2022 11:13 AM

To: Land Use <Landuse@weathersfield.org>

Colchester comes to mind: <https://colchestervt.gov/DocumentCenter/View/4192/Preferred-Sites?bidId=>.

Here is ours: <https://marcvt.org/wp-content/uploads/2022/08/Preferred-Site-Policy-12.06.2021.pdf>.

Springfield's is in their Town Plan. See below.

If I discover others, I will pass them along.

Jason

9F: Maximize the Potential for Renewable Generation on Preferred Locations

Preferred locations inform the community where renewable generation is most desired. The identification of such sites can help to streamline the permitting process. Preferred sites for Springfield include:

- a) Fringe or back acreage of developed commercial or industrial sites.
- b) Areas that are not suitable for other usage due to environmental contamination, or as reclamation of topographical disruption such as gravel pits or as a result of the slope.
- c) Innovative arrays which allow for a co-use of space such as above large parking areas or stormwater facilities.
- d) On the roofs and exteriors of buildings.
- e) Fringe agricultural areas having slopes or rocky soil not conducive to farming.

Sites that are not identified above as "preferred" shall be considered potential sites. To qualify as a preferred site, the town will evaluate requests for a preferred site letter on a case by case basis, in accordance with PUC Net-Metering Rule 5.103, "Preferred Site," (7), clause 2. The town will issue a preferred site determination if, after reviewing the proposal and holding a duly-warned public meeting, finds that the project meets all of the following siting criteria.

Solar Siting Criteria for Preferred Sites

1. The site shall be within one mile of a 3 Phase power line or other appropriate grid connection unless it is to be a dedicated source.
2. The site shall not have an undue adverse environmental impact on significant wetlands, significant wildlife habitat, wildlife travel corridors, stormwater, water quality, flood resiliency, important recreational facilities or uses, scenic resources identified in this plan, or inventoried historic or cultural resources.
3. The site must not result in substantial deforestation or cause forest fragmentation.
4. Sites that are on areas with possible constraints shall be subject to mitigation. These areas include:
 - a. Agricultural soils (Natural Resources Conservation Service (NRCS)-mapped prime agricultural soils, soils of statewide importance or soils of local importance);
 - b. Act 250 agricultural soil mitigation areas;
 - c. FEMA special flood hazard areas (floodplain);
 - d. Protected lands (state fee lands and private conservation lands);
 - e. Deer wintering areas;

- f. Vermont Agency of Natural Resources (ANR) conservation design highest priority forest blocks;
 - g. Hydric soils; and,
 - h. Ridgelines.
5. The site must meet or exceed the setback standards in 30 V.S.A. §248(s).
 6. For projects that are within 100 feet of a residence the applicant must demonstrate that reasonable steps were taken to site the project appropriately and to mitigate the visual impact of the project.
 7. Any new biomass facility and all ground-mounted solar projects of 150 kW or greater that are within view of public roadways (i.e. state highways, US routes, and Class 1, 2 and 3 town highways) must provide landscaping that blends the project with its surroundings. This landscaping should consist of a mix of native plants.
 8. The applicant must maintain any required landscaping for the entire life of the project, including the replacement of any dead or diseased vegetation serving as part of the landscape mitigation measures throughout the life of the project or until the project ceases commercial operation.
 9. Sites that are adjacent to any major transportation corridor shall reserve a 25 foot wide strip of land from the state highway right-of-way ^[1].

From: Land Use <Landuse@weathersfield.org>
Sent: Wednesday, November 16, 2022 10:33 AM
To: Jason Rasmussen <jrasmussen@marcvt.org>
Subject: Preferred site checklist

Hi Jason,

Would you be able to send me some examples of other Towns' preferred site checklists?

Thanks,
Ryan

[1] This criteria is consistent with Springfield zoning requirements for all commercial and industrial land uses in the Highway Corridor Overlay District (HCOD).

AGENDA ITEM

11

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^{1,2,3} (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^{1,3}
- Family child care facility^{1,3}
- Indoor or outdoor recreation facility^{1,3}
- Inn/small hotel ^{1,3}

- Medical facility^{1,2,3}
- Multi-family dwelling^{1,2,3} (three to six units)
- Public water, sewage treatment plant ^{1,2,3}
- Residential care home
- School^{1,2}
- Semi-public ^{1, 2, 3} (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 ^{2,3}

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^{1,2,3} (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^{1,3}
- Family child care facility^{1,3}
- Indoor or outdoor recreation facility^{1,2,3}
- Inn/small hotel^{1,3}

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

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^{1,3}
- Campground, resort, children's camp^{1,3}
- Church (see Semi-Public)
- Family child care facility^{1,3}

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

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^{1,3}
- Campground, resort, children's camp^{1,3}
- Church (see Semi-Public)^{superscript?}
- Contractor's storage^{1,3} (of materials, machinery heavy equipment)

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

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^{1,3}
- Campground, resort, children's camp^{1,3}
- Cemetery
- Church (see Semi-Public)^{superscript?}

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

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^{1,2,3}
- Light industrial^{1,3}
- Self-Storage Facility ≤10,000 sq ft of gross floor area^{1,2,3,4}

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^{1,2,3,4}
- 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^{1,3}
- Church (see Semi-Public)^{superscript?}
- Contractor's storage¹ (materials, machinery, heavy equip.)
- Family child care facility^{1,3}
- Gasoline/service station^{1,2,3}

- Group home
- Indoor recreational facility^{1,3}
- Inn/small hotel^{1,3}
- Outdoor recreation facility^{1,2,3}
- Public water, sewage treatment plant^{1,2,3}
- Semi-public^{1,2,3} (primarily nonprofit: church, museum, library, private club, YMCA, YWCA, mortuary, etc.)
- Self-Storage Facility >10,000 sq ft of gross floor area^{1,2,3,4}
- 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^{2,3}

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^{1,2,3}
- Self-Storage Facility^{1,2,3,4}
- 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^{1,2,3,4}
- 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 storage¹ (materials, machinery, heavy equip)
- Extraction of earth resources^{1,2,3}
- Family day care facility^{1,3}
- Highway Commercial
- Home Industry

- Junkyard, landfill, recycling facility (privately owned)^{1,2,3}
- Industrial^{1,2,3}
- Non-highway Commercial^{1,2,3}
- 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^{2,3}

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