



TOWN OF WEATHERSFIELD

LAND USE ADMINISTRATOR'S OFFICE

(802) 674-2626

P.O. BOX 550 ASCUTNEY, VT 05030

landuse@weathersfield.org

Planning Commission Agenda

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

Monday, September 25, 2023 – 6:30 PM

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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 – September 11, 2023
-
6. Town Plan Amendment – Energy Section: Current status
 7. Zoning Bylaws – Aquifer Protection Overlay District: Discussion
 8. Town Plan Readoption Requirements
-
9. Discussion of items for future agendas
 10. Any other business that can be legally discussed
 11. Adjourn

The next regularly scheduled meeting of the Planning Commission will be **Monday, October 9, 2023 - 6:30 PM**, Martin Memorial Hall.

Remote option – Zoom link and instructions:

<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
5259 Route 5, Ascutney VT
Monday, September 11, 2023
6:30 PM
PLANNING MEETING
Draft Minutes

Members Present: Joseph Bublat, Michael Todd, Howard Beach, Hank Ainley

Ryan Gumbart, Land Use Administrator

Others Present:

Jonah Blum	Dave Fuller	
Brian Bosenbeug		
Hallie (remote)		
Grace Knight		
Beth Hunton (remote)		

1 Call to Order

Mr. Bublat called the meeting to order at 6:30pm.

2 Agenda Review

No changes.

3 Comments from the Chair and Land Use Administrator

The Commission had a moment of silence for those involved in 9/11.

The Land Use Administrator introduced Hallie, who would be taking on a planning role. The Commission discussed how involvement in the State's Enhanced Energy Plan was discouraged by the last Land Use Administrator due to the possibility of not having a say in the process and was not the rejection of solar.

The Commission had a moment of silence for Edith Stillson, who was active in the Town and had passed away.

4 Comment from citizens regarding items not on the agenda

None.

5 Review Minutes from Previous Meeting: 8/28/23

Additions/corrections/deletions:

a. Corrections: the spelling of “Bublat” and “Beth Bosenbeug” should be “Beth Hunton.”

Motion: To approve the 8/28/23 minutes.

Made by: Mr. Todd **Second:** Mr. Beach

Vote: All in Favor

6 Board reorganization: Determine if election is necessary

The Commission concluded that Mr. Bublat would serve as the Commission Chair temporarily and that they would elect a permanent Chair after a new member was appointed.

**7 PUBLIC HEARING cont. – Town Plan Amendment – Energy Section:
Review comments from MARC**

The Commission reviewed and discussed at length the [Town Plan Amendment](#) and the commentary given by the Mount Ascutney Regional Commission (MARC). The Commission agreed with much of the language changes, and further discussed the amount of kilowatts and heights of structures. The Commission agreed that the Scenic Resource section needs to be stronger. The Land Use Administrator is to make the proposed changes and provide a clean copy of the Energy Chapter.

8 Town Plan – Future Land Use Map: Discussion on goals and process

The Commission discussed how there would be changes to Town Plan based on the State requirements and that those changes are not yet known but finding out what they are should be top priority. The Commission agreed that those changes do not mean that the Commission cannot move forward with the preadoption of the existing Town Plan and that amendments can be made as necessary.

The Commission also discussed the value of the idea of persuading more development into the villages in a community where rural positioning is valued verses the idea affordability with density and that a cost-benefit analysis should be considered.

9 Discussion of items for future agendas

None.

10 Any other business that can be legally discussed

None.

11 Adjourn

Motion: To adjourn the meeting.

Made by: Mr. Beach **Second:** Mr. Ainley

Vote: All in favor

The meeting adjourned at 8:35pm.

Respectfully submitted,
Nichole Gagnon

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WEATHERSFIELD PLANNING COMMISSION

Paul Tillman, Chairperson

Hank Ainley, Clerk

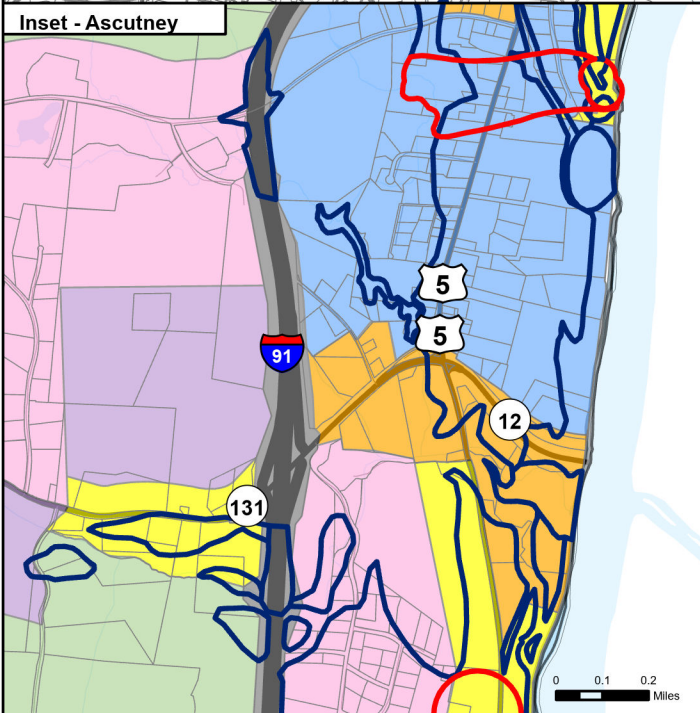
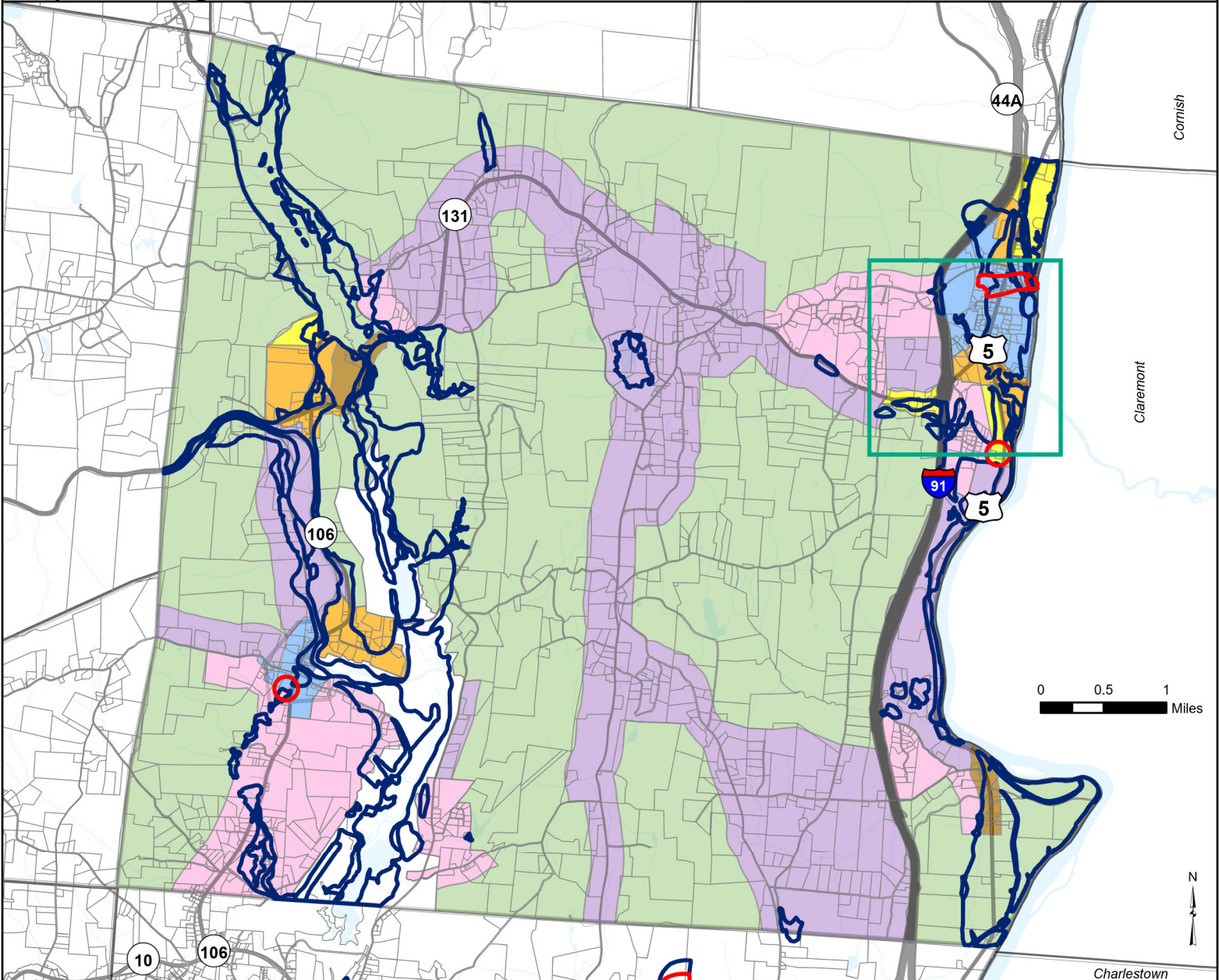
Joseph Bublath, Vice-Chairperson

Howard Beach, Commissioner

Michael Todd, Commissioner

AGENDA ITEM

7



Parcel Boundary
 Weathersfield Boundary
 Other Town Boundaries
 Village of Perkinsville
 Interstate
 US and State Highway
 Class 2 Town Highway
 Class 3 Town Highway
 Lakes and Ponds
 Rivers and Streams

Zoning Districts
 Conservation 10 - C10
 Hamlet - H
 Highway Commercial - HC
 Industrial - I
 Interstate 91
 Rural Residential - RR1
 Rural Residential Reserve - RRR35
 U.S. Army Corps of Engineers Property
 Village - V

Groundwater Protection Overlay District
 Zone A
 Zone B

VT State Plane, Meters, NAD 83
 For planning purposes only.
 Not for regulatory interpretation.
 Data depicted on this map is based on
 best available information.

**Mount Ascutney
Regional Commission**
 P.O. Box 320, Ascutney, VT 05030
 802-674-9201 www.marvct.org
 Draft Drawn: Aug 09, 2023

Data Sources: Zoning Districts
 (Town and RPC 2019),
 Parcel Boundary (VCGI 2022),
 Roads (VTrans 2023), Town &
 Village Boundaries (VCGI 2016 &
 NHGranit 2009), Rivers and
 Ponds (VHD 2019), Groundwater
 Surface Protection Area (ANR 2016),
 High Recharge Potential Area (ANR
 2017).