



TOWN OF WEATHERSFIELD

LAND USE ADMINISTRATOR'S OFFICE

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Planning Commission Agenda

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

Monday, January 22, 2024 – 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 – December 11, 2023 & January 8, 2024
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6. **PUBLIC HEARING** – **Combined Hearing continued:** Habitat for Humanity PUD Project – To be continued
 7. **Planning Commission Project Review** – Review table of ongoing projects
 8. **Zoning Bylaws Amendment** – Dwellings over commercial/industrial uses – Initial discussion
 9. **Zoning Bylaws Amendment** – Lot setbacks in all districts – Initial discussion
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10. Discussion of items for future agendas
 11. Any other business that can be legally discussed
 12. Adjourn

The next regularly scheduled meeting of the Planning Commission will be **Monday, February 12, 2024 - 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

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Planning Commission
 Martin Memorial
 Hall
 5259 Route 5, Ascutney VT
 Monday, January 08, 2024
 6:30 PM
 REGULAR MEETING
 Draft Minutes

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

Ryan Gumbart, Land Use Administrator

Others Present:

Halimeh Abuayyash (remote)	Robert Vizi	

1 Call to Order

Mr. Bublat called the meeting to order at 6:31pm.

2 Agenda Review

Motion: Mr. Todd moved to rearrange the agenda to expedite the process for those who need not stay for the entire meeting.

as shown below:

1. Call to Order
2. Agenda Review
3. Comments from the Chair and Land Use Administrator
4. Comments from citizens regarding items not on the agenda
5. Sketch Plan Review – Vizi – Initial review of 2-lot subdivision
6. Approval of Meeting Minutes – November 13, 2023; November 27, 2023; December 11, 2023
7. Sketch Plan Review – DeBartolo – Initial review of 2-lot subdivision
8. Planning Commission Project Review – Review table of ongoing projects
9. PUBLIC HEARING – Zoning Bylaw Amendment – Private Airstrips and Helipads
10. Zoning Bylaw Amendment - Aquifer Protection Overlay District – Review new map and language
11. Discussion of items for future agendas
12. Any other business that can be legally discussed
13. Adjourn

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

Vote: All in Favor

3 Comments from the Chair and Land Use Administrator

Mr. Bublat inquired if Administrator Ryan or Halle had any comments to

add. Receiving no additional comments, he moved forward with his own remarks. The Chair raised questions regarding the status of the minutes from the last meeting, referencing a notice on the website about technical difficulties impacting record generation. Mr. Todd responded that he had taken minutes. He committed to finishing and submitting them within the next few days. The Chair acknowledged the technical issues but noted that a notice had been posted, providing some coverage of the matter. Mr. Gumbart offered to review and comment on the draft minutes prepared by Mr. Todd.

4 Comment from citizens regarding items not on the agenda

None.

5 Sketch Plan Review – Vizi – Initial review of 2-lot subdivision

The commission reviewed Robert Vizi's sketch plan for a two-lot subdivision on a 10.31-acre lot. The discussion revolved around the application's adherence to previous and current zoning regulations, particularly noting the change to the C10 district and its implications. Concerns about environmental impact, especially regarding wetlands, were raised, along with the need for detailed grading plans. The commission also highlighted missing elements in the application, such as adjoining land uses and statement of compliance with local regulations. The review was detailed and aimed at ensuring sustainable and compliant development. The commission moved to request additional detailed plans, including a grading plan and stormwater management plan, to ensure environmental safety and regulatory compliance. The conversation included technical aspects like utility access and the impact of property development on the surrounding area, particularly concerning wetlands and road access.

Motion: To accept the sketch plan with recommendations.

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

Vote: All in Favor

6 Approval of Meeting Minutes – November 13, 2023; November 27, 2023; December 11, 2023

Motion: To approve the minutes from November 13, 2023 with corrections as needed.

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

Vote: All in Favor

Motion: To approve the minutes from November 27, 2023 with corrections as needed.

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

Discussion: Mr. Bosenberg provided changes including removing his name from the list of attendees as he was absent. He had provided written comments which could be added to the minutes.

Vote: All in favor.

Motion: To table the approval of the December 11, 2023 minutes until the next meeting.

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

Vote: All in favor.

7 Sketch Plan Review – DeBartolo – Initial review of 2-lot subdivision

The property, located on Green Valley Road, in Perkinsville, in the rural residential zoning district, and spans 2.81 acres. There's an existing residence on the western lot. Concerns were raised about the feasibility of building another structure due to wetland proximity and septic design issues. The commission noted the need for a more detailed sketch plan and professional surveys to understand the property's constraints fully. They expressed reservations about the project's viability given the potential environmental challenges and the lack of clarity in the presented sketch. The discussion emphasized the importance of professional input, especially regarding wetland delineation and compliance with zoning and environmental regulations, before proceeding with the subdivision.

8 Planning Commission Project Review – Review table of ongoing projects

The Land Use Administrator gave a presentation on the Planning Commission's ongoing projects.

Halle asked to move Town Plan Amendment required changes to the second meeting in February, the committee approved the request.

Motion: Town plan amendments changes discussion date

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

Vote: All in Favor



9 9. PUBLIC HEARING – Zoning Bylaw Amendment – Private Airstrips and Helipads

The board discussed the impacts of implementing the proposed bylaw. Mr. Gumbart shared a comment from a ZBA member asking about existing airstrips. Mr. Bosenberg stated that according to the state regulating authority there are no permitted airstrips or helipads in town.

Motion: To send the Zoning Bylaw Amendment concerning Private Airstrips and Helipads to the Selectboard with Planning Commission approval.

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

Vote: All in favor

Hearing closed by the Chair.

10 Zoning Bylaw Amendment - Aquifer Protection Overlay District – Review new map and language.

Mr. Beach raised a question on the language and the map, Mr. Gumbart responded and explained the map and the progress on the map overlay district. The board asked for better clarity and a digital link for the map. The discussed the matter of duplicating regulations that are already in place at the state level. After further discussion, the board agreed to abandon the project to focus on more pressing matters.

11 Discussion of Items for Future Agendas

Mr. Bublath requested that lot setbacks in all districts be added to the project list and agenda for the next meeting. Mr. Beach requested that dwellings above commercial/industrial uses be added to the project list and agenda for the next meeting. The board suggested removing items 3, 4, and 6 from the future projects list. It was also suggested that the Habitat for Humanity project could be removed from the list as it is an application separate from the planning commissions project list.

12 Any other business that can be legally discussed None.

13 Adjourn

Motion: To adjourn the meeting.

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

Vote: All in favor

The meeting adjourned at 9:05pm.

Respectfully submitted,

Halimeh Abbuayash

WEATHERSFIELD PLANNING COMMISSION

Joseph Bublat, Chairperson

AGENDA ITEM

7

PLANNING COMMISSION PROJECTS

Listed in order of priority

<u>Project</u>	<u>Last Action Taken</u>	<u>Current Status</u>	<u>Next Steps</u>
1.			
Town Plan Amendment – Required Changes	First discussion at 12/11 PC meeting. Halle to review needed changes.	Halle will prepare changes to one of the sections to be reviewed by the PC.	Board to work with Halle on various updates. Update scheduled for 2/26
2.			
Zoning Bylaws Amendment – PUD Review	Table by district was added and some language changes.	Awaiting review by PC. Further changes will be necessary.	Review LUA’s changes, discuss further. Once finalized, warn bylaw amendment hearing.
3.			
Zoning Bylaws Amendment – Dwellings over commercial/industrial business		First discussion on 1/22	
4.			
Zoning Bylaw Amendment – Lot setbacks in all districts		First discussion on 1/22	
5.			
Town Plan Amendment – Energy Section	12/11 PC voted to accept the amendment and send to the Selectboard for approval.	Awaiting review by SB.	If SB votes to adopt, the changes are effective immediately.
6.			
Zoning Bylaws Amendment – Private Airstrips & Helipads	1/8 PC voted to accept the amendment and send to the Selectboard for approval.	Awaiting review by SB. Applications reviewed under amended bylaw following SB hearing warning.	If SB votes to adopt, the changes are effective 21 days after.

Future Projects:

1. 2024 – Planning – Update Scenic Resources section of Town Plan
2. March 11, 2024 – Zoning – Create Airport overlay district
3. 2024 – Discussion – Small lots and setbacks
4. 2024 – Zoning – Update Floodways and Floodplains language
5. 2024 – Planning – Update Future Land Use Map in Town Plan
6. 2024 – Discussion – Work with Fire and Police Departments on Standards for development