

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

Planning Commission Members Present:

Paul Tillman
Michael Todd
Joseph Bublat
Tyler Harwell

Ryan Gumbart, Land Use Administrator

Planning Commission Members Absent: Howard Beach

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

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

2.) Agenda Review

None

3.) Comments from the Chair and Land Use Administrator

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

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

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

None

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

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

Michael Todd – 2nd

No discussion

Vote – unanimous

6.) Sketch Plan Review – Martel

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

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

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

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

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

Joseph Bublat – 2nd

No further discussion

Vote – unanimous

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

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

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

8.) Discussion of plotter for Land Use Office

To: Weathersfield Planning Commission

From: Ryan Gumbart, Land Use Administrator

Date: July 6, 2022

Re: Plotter and Mapping Software

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

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

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

Todd

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



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

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



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

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



This is Canon's only new 24" plotter.

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



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

Printing alternatives:

Town of Weathersfield
Size: 17"x11"

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

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

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

Staples – W. Lebanon, NH

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

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

Mapping Software Options:

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

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

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

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

Free – QGIS Open Source Software

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

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

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

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

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

None
- 17.) Adjourn

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

Joseph Bublat – 2nd

No discussion

Vote - unanimous

Next Planning Commission Meeting is scheduled for Monday, July, 25, 2022 at 6:30 pm at Martin Memorial Hall.

Respectfully,
Chauncie Tillman
Recording Secretary

 **Planning Commission**

Howard Beach, Vice - Chair

Joseph Bublat, Clerk

Tyler Harwell, Chairperson

Paul Tillman, Chair

Michael Todd, Chairperson

DRAFT

