

Planning Commission  
Martin Memorial Hall  
5459 Rte 5 Ascutney, VT  
Planning Commission Meeting  
DRAFT Monday, August 8, 2022 6:30 PM

Planning Commission Members Present:

Paul Tillman  
Michael Todd  
Tyler Harwell  
Michael Todd

Ryan Gumbart, Land Use Administrator

Attendees: Beth Hunton, Brian Bosenberg, Mandy & Greg Martel, Ken Blum, Rika Henderson, David & Mary Gulbranson, Ken Blum, David Ainley, Marina Garland, Julie Levy

- 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  
None
- 4.) Comments from Citizens regarding items not on the agenda.  
None
- 5.) Approval of Meeting Minutes –July, 11, 2022  
Tyler Harwell made a motion to approve the minutes from 7-11-22  
Michael Todd – 2<sup>nd</sup>  
No discussion  
Vote – unanimous

6.) Public Hearing – Martel Subdivision Final Plat Review

Paul Tillman opened the hearing for the Martel Subdivision at 6:46 pm

A public hearing before the Weathersfield Planning Commission will be held at the Town Office in Ascutney on Monday, August 8, 2022 at 6:45 PM to consider the following application:

Application #: 22.02.08.SD by Mandy and Greg Martel on land owned by Heidi Mitchell for the subdivision of parcel 07-02-03 at 7228 VT Route 131, Perkinsville, VT 05151. The parcel is located in the Conservation (C10) and Highway Commercial (HC) zoning district.

The above application is available for inspection at the Town Office in Ascutney. Persons wishing to appeal and be heard may do so in person or be represented by an agent or attorney. Participation in this proceeding is required in order to ensure your ability to appeal the Zoning Board's decision. Communications about the above application may be filed in writing with the Zoning Board of Adjustment or at the hearing.

Due to public demand and COVID-19; the Town has changed its public meeting platform from GoToMeeting to Zoom. For computer access, please go to this website, where you will find instructions and links to the meeting: <https://www.weathersfieldvt.org/home/news/public-meetings-zoom>

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.

Paul Tillman closed the hearing at 7:13 pm.

Tyler Harwell made a motion to approve the Martell Subdivision. Application #: 22.02.08.SD by Mandy and Greg Martel on land owned by Heidi Mitchell for the subdivision of parcel 07-02-03 at 7228 VT Route 131, Perkinsville, VT 05151.

Michael Todd – 2<sup>nd</sup>

Discussion –

Gary Rapinotti to do mylar and pins will need to be put in place prior to signing the mylar. Paul Tillman will write the decision and get it to Ryan Gumbart, Land Use Administrator.

Vote - Unanimous

## 7.) Bylaws - PUD Review

Discussion began for the PUD Bylaws.

### 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.

## Article 5: Development Review

### 5.1 Application Submission Requirements

An application for a zoning permit shall be filed with the Administrative Officer on form(s) provided by the municipality. Required application fees, as set by the Legislative Body, also shall be submitted with each application.

8.) Bylaws – Conditional Use Review – tabled for future meeting.

9.) Town Plan – Energy Section - tabled for future meeting.

10.) Town Plan – General - tabled for future meeting.

11.) Discussion of Items for Future Agendas

- Jason Rasmussen – will be in attendance 8-22-22
- PUD Bylaw Review
- Town Plan – Energy Section
- Town Plan - General

12.) Any other business that can be legally discussed

Paul Tillman let the Commission know that he and Chauncie Tillman, Recording Secretary would not be at the 8-22-22 meeting due to being out of Town. He asked Howard Beach to Chair the meeting.

13.) Adjourn

Tyler Harwell made a motion to adjourn at 8:31 pm

Michael Todd – 2<sup>nd</sup>

No discussion

Vote - unanimous

Next Planning Commission Meeting is scheduled for Monday, August 22, 2022 at 6:30 pm at Martin Memorial Hall.

Respectfully,  
Chauncie Tillman  
Recording Secretary

**Planning Commission**

---

Howard Beach, Vice - Chair

---

Joseph Bublath, Clerk

---

Tyler Harwell, Chairperson

---

Paul Tillman, Chair

---

Michael Todd, Chairperson

DRAFT

