

**TOWN OF WATERFORD  
PLANNING COMMISSION  
MEETING – DATED MAY 20, 2016  
MINUTES**

**MEMBERS PRESENT:** Howard Remick, Bob duMaire, John Gillott, Dave Senio, and Mike Barrett

**MEMBERS ABSENT:** Bill Dimick, Tom Robinson

**NON-MEMBERS PRESENT:** Chris Brimmer and Secretary, Michelle Collins

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Howard brought the meeting to order at 7 PM.

**1. Minutes – From April 20, 2016**

Present members' reviewed the minutes.

Bob made a motion to accept the minutes of the April 20, 2016 meeting.

John seconded the motion.

Howard called for a vote, and all present approved the motion to accept the minutes as presented.

**2. Modification of Agenda**

There were no modifications at this time.

**3. Citizens' Concerns**

Chris expressed concern for Front Setbacks from the road, cluster housing, and partial districts to present members'. Chris suggested conscious policy making in regards to Uses and also discussed Submission Requirements in regards to revising the application in belief that a wastewater permit should be in hand before being able to proceed.

**4. Old Business**

**Action Steps**

The board discussed the surveys produced from the town and discussed that the town wanted to remain a community that supports agriculture and preserve land/open space. Chris noted that preserving open spaces will be ongoing and won't be resolved in one meeting. He suggested that to preserve open spaces, the Committee should recognize if the chosen approach does what the committee wants and whether it's enforceable. It was discussed that clarification needs to be established in regards to farm stands, and guidelines need to be set for agriculture tourism. Chris suggested that the PC go through each article, one by one, and anticipates completion of revision by November 1<sup>st</sup> of this year. Cluster housing was discussed, and it was suggested that a planned unit development and determining a density maximum be implemented into the bylaws. John suggested the location of cluster housing should be near St. Johnsbury and to ensure correct language in the bylaw. It was discussed to address and ensure consolidation of nonconforming lots in the bylaws, and pre-existing lots that don't conform to new bylaws can be grandfathered in. It was suggested that an exact criteria be established for Waivers so there is no grey area. Tax breaks and Solar Screening were also discussed.

## 5. New Business

### **Bylaw 4469 - Variance**

It was discussed that the language in the bylaws for a Variance needs to be clear to indicate direction to the DRB. Mike expressed concern about the definition of hardship on a Variance application, and the current Variance bylaw was reviewed and discussed. It was suggested to adopt language to the Variance bylaw by adding "a property owner who has purchased a non-conformity has created the hardship for themselves" to the Variance bylaw.

Mike made a **motion to accept language to the 4469 Variance bylaw by adding, "a property owner who has purchased a non-conformity has created the hardship for themselves."**

Bob seconded the motion.

Howard called for a vote, and all present approved the motion.

### **Bylaw 204 - District Objectives and Land Use Control**

It was discussed that Side Setbacks be measured from the center of the road to ensure correct calculation of measurement and 15ft be added to the current measurement.

Mike made a **motion to accept to measure Side Setbacks from the center of the road at a measurement of 65ft for the 204 District Objectives and Land Use Control bylaw.**

Dave seconded the motion.

Howard called for a vote, and all present approved the motion.

*It was agreed that the next PC Meeting be changed to June 22<sup>nd</sup> at 7:00 P.M., located at the Town Clerks Office. A Public Hearing will occur on June 22<sup>nd</sup> to discuss 4469-Variance and 204-District Objectives and Land Use Control.* A date of Friday, May 20<sup>th</sup> was set to have the Public Notice posted in The Caledonian Record and around town, according to state law.

## 6. Other

The Agenda was set for June meeting: Minutes; Modification of Agenda; Citizens' Concerns; Old Business – Action Steps; New Business; Other

The meeting adjourned at 8:47 P.M.

Respectfully Submitted,

Approved By:

Michelle Collins, Secretary