

**TOWN OF WATERFORD
PLANNING COMMISSION
MEETING DATED MAY 21, 2014
MINUTES**

MEMBERS PRESENT: Bill Dimick, Howard Remick, Mike Barrett,
John Gillott, Tom Robinson

MEMBERS ABSENT: Tom Villeneuve, Bob duMaire

NONMEMBERS PRESENT: Charlie McMahon, Becky Loehr, and Secretary,
Carol Priest

The meeting was brought to order at 7:00 P.M. by Bill.

Tom moved to accept the minutes of the April 16, 2014, meeting.

Howard seconded the motion.

Bill called for a vote and all present approved the motion.

Charlie McMahon was present to ask for guidance on some issues facing the DRB, of which he is a member. He presented a copy of the zoning bylaw from the town of St. Johnsbury, with a design for lot width and lot depth and its relationship to 200 feet of road frontage. The road frontage issue has been discussed by the board in the past and will be revisited by the board as it continues its revision of the town plan. He noted that the language concerning slope and grade may have been incorrectly written in the bylaw as '1 to 2', but that the language describing it was accurate. A '2 to 1' descriptor may need to be changed there. He questioned if the bylaw or any other town documents provide for a case where a lot lies within two towns, meeting the minimum lot size requirement for Waterford if combined with the lot in the other town, and meeting that town's lot size requirement. The DRB recently addressed a driveway situation where the driveway accessed a road in one town and crossed into Waterford. Bill agreed that the zoning bylaw language needed to be clarified in this matter. Charlie asked if the 'lot line adjustment / boundary line adjustment' language appears in the zoning, as applicants who bring forward this request are assessed a fee the same as for a subdivision. No reference to LLA/BLA appears on the fee schedule for the town of Waterford. Members agreed the term lot line / boundary line adjustment' needs to be defined in the bylaw and subdivision regulations and will work on this. He also asked that when an applicant seeks a 2-lot (or more) subdivision, does the DRB need to determine if the new lots are building lots or just lots. Bill responded that they are just lots, until such time as an applicant applies to build a structure and must meet all setback, driveway, and other state and local requirements.

Newly appointed Administrative Officer Becky Loehr was present to ask the board if solar panels need a building permit in the town. There was a discussion around renewal energy sources, setbacks, height requirements, location, size, etc. No clear language exists, so Bill agreed to check with NVDA for specifics on the regulations for solar panels and possible sample language present in other town bylaws.

The secretary presented updated town plan information provided by the town clerk and board of Selectmen. This will be reviewed at the next regular meeting on June 18.

The meeting adjourned at 8:30 P.M.

Respectfully submitted,

Carol Priest, Secretary

Approved: