

**TOWN OF WATERFORD
PLANNING COMMISSION
MEETING DATED NOVEMBER 19, 2014
MINUTES**

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

MEMBERS ABSENT: **Bob duMaire, Tom Villeneuve**

NONMEMBERS PRESENT: **Chris Brimmer, Bernie Brochu, David Morrison,
Helen Pike, and Secretary, Carol Priest**

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

Minutes

Howard moved to accept the minutes of the special October 29, 2014, meeting. Mike seconded the motion. Bill called for a vote and all present approved the motion to accept the minutes as presented. Howard moved to accept the minutes of the October 15, 2014, meeting. Tom seconded the motion. Bill called for a vote and all present approved the motion.

Citizens' Concerns

David Morrison stated that he had heard that a reference was made at the October meeting to a proposed development in White Village many years ago. His recollection was that the proposal for a housing development in Lower Waterford was presented in the late 1980s, but that it was not completed due to an economic / banking downturn. His recollection was that condos were to be built by White Village Estates. Bill stated that the reference was part of a discussion centered on the board's desire to control growth in the town of Waterford.

Old Business

Bill reviewed the proposal presented by Irene Nagle for NVDA to revise the town plan. Zoning Administrator Chris Brimmer stated that he checked with an attorney from the VLCT to see if the board can pass interim zoning bylaws while the town plan was in the process of being revised. The attorney's response was that measures of zoning that relate to policy, procedure, and compliance with state law can be adopted during the time the town plan is under revision. It is the board's understanding that interim bylaws can be adopted, using the regulated hearing procedure, until they are adopted permanently or repealed. Chris stated that they would be valid for two years.

DRB Chairman Bernie Brochu asked the board about an issue that came up at the DRB hearing on November 17. The current subdivision regulations define major and minor subdivisions, yet there are no provisions for differentiating the requirements for each in the document. He questioned the board's intent and/or history of that document's revision, which was completed in 2010. Historically, the DRB most often receives subdivision applications that are deemed minor; plats may not contain all required information for subdivisions but that until there is an appeal, this presents no obstacles. He stated that there is currently an appeal to a 4-lot subdivision and that this language provision issue arose. It was the recollection of the PC that the DRB has the right to waive any requirements in the subdivision regulations. Bill reviewed a letter received by Mr. and Mrs. James Cross in the aforementioned appeal. He stated that the PC does not approve/

disapprove, or regulate what the DRB does. Chris stated that he has access to language that would remedy the situation and will provide it for the board to review. It was agreed that the current language in the subdivision regulations must be followed, per the 2010 approved document; therefore, any applicant coming forward must have all the information required, whether it is a major or minor subdivision. This reinforced the need to reexamine and/or revise specific areas of the town zoning bylaw and subdivision regulations. Chris indicated that in some towns, there is one single document that encompasses it all.

Bill called for a vote in the matter of allowing NVDA to revise/update the town plan, per their proposal. Mike moved to contract with NVDA to revise the town plan. Howard seconded the motion. Bill called for a vote and all present approved the motion, with one abstention: Tom Robinson.

The surveys provided by Irene Nagle, utilized by the town of Concord in its task of town plan and bylaw revisions, were distributed for members to review. While the town of Waterford may need something similar, it was determined that two versions, a short and long version, may be most effective in surveying the wishes of the town residents and for allowing input from the greatest number of citizens. Helen Pike expressed an interest in assisting with the data collected from the surveys.

Copies of waiver language provided by Chris were again reviewed. It was agreed that the board needs to focus on its subdivision regulations first, citing the current appeal. Chris asked where, for instance, did the town want multi-family housing to be built. Bill reiterated the need to talk about zoning districts. Members were asked to bring suggestions for language changes to the next meeting for review. The priorities agreed upon are: 1) subdivision reg. (major vs. minor); 2) waiver language (vs. variance); 3) home occupation language.

New Business

There was no new business presented at this time.

Other Business

The secretary noted that there is a new requirement in each board's monthly agenda: modification of agenda. This allows for the board to discuss items of concern in differing order than that which appears on the written agenda.

The December 17th agenda was set: Minutes; Modification of Agenda; Citizens' Concerns; Old Business, specifically: waiver language; New Business, specifically: home occupations, major/minor subdivision language; Other.

Selectboard Chairman Gary Allard asked the board to suggest names to fill a vacant position on the DRB created by the resignation of Charlie McMahon. Members are asked to forward those names to Bill or Howard.

Howard noted that he attended a meeting of the Selectboard where representative from the National Grid outlined their proposal to eliminate some power lines in Lower Waterford and add two steel towers on the George Bullock property there. Gary noted that this was an official notification and the PC will file the information it received. Howard also acknowledged the receipt of draft of the Kirby zoning bylaw, as they are an adjoining town.

There was no other business brought before the board.

The meeting adjourned at 8:45 P.M.

Respectfully submitted,

Carol Priest, Secretary

Approved: