

**TOWN OF WATERFORD
PLANNING COMMISSION
JUNE 20th, 2018 MINUTES
DRAFT**

MEMBERS PRESENT: Bill Dimick; Dave Senio; Howard Remick; Jennifer D'Agostino (clerk/alternate)

MEMBERS ABSENT: Tom Robinson

NON-MEMBERS PARTICIPATING: Irene Nagle, NVDA; Chris Brimmer, Zoning Administrator; Kevin Gillander; Clayton Bullock; Bill Willis; Jim Rust; Carol Priest; Michael Keach; Dave Morrison; Ginny Allen; Fred Saar; Jon Smith; Clarence Priest, Jr.; Edwin Allen; Stephen Smith; Jennifer Smith; Bernard Willey;

Bill called the meeting to order at 7:00pm.

Approval of May 18th, 2018 minutes:

Dave made a motion to approve the minutes of the April 18th, 2018 meeting as recorded.

Howard seconded the motion.

There was no discussion.

Bill called the motion.

The minutes were approved unanimously.

Bill introduced the present members of the Planning Commission, Zoning Commissioner Chris Brimmer, and NVDA representative Irene Nagle.

Dave Morrison spoke about the road closures on Route 18. The timeline and plans were confirmed by Fred Saar.

Irene Nagle read from the Public Hearing Notice to speak about the revisions of the Waterford Town By-laws.

The following discussion was had:

Three Overlays were identified and discussed:

- Source Protection Overlay
- Forest Resource Overlay
- Agricultural Overlay

Question: How do areas effect zoning and what would the town do?

Time was taken to view the maps.

Irene stated that the purpose of these areas is to maintain a rural setting and to encourage the promotion of agricultural and forest based recreation.

Question: Will earth extraction be permitted in Rural Residential areas?

Answer: Yes, it remains a conditional use.

Bill stated that the majority of what the Planning Commission has done in these By-Laws is based on both a survey to the town as well as the Town Plan.

Question: In the Orange areas on the map, lots are required to be 5 acres. If this is Agricultural land, must lots then be 25 acres?

Answer: No. It's not density based. You must use Conservation Subdivision regulations.

Question: If one lot of 5 acres is taken from Agricultural land, it is permissible. But three lots of 5 acres is not?

Answer: That is correct. This is based on Act 250 lot counts. Conservation Subdivision gives more options for subdividing forest lots.

Question: What's the reasoning for prohibiting earth extraction in the Ag Overlay District but not in Rural Residential?

Answer: This will protect agricultural soils. An option to this would be heightened performance standards for earth extraction.

Question: If an existing parcel is within two overlay districts, how will the town sub-divide under the proposed By-Laws?

Answer: Land owner would need to meet road frontage regulation to determine which overlay the land would fall under. The 200 foot road frontage trumps everything else.

Question: In the Ag Overlay, the Gingue Farm cannot sell for earth extraction?

Answer: That is correct.

Question: If a landowner has 16 acres with no road frontage, more than 1000 feet back from the road, is he unable to now build a right of way?

Answer: If it's an existing lot, it is not an issue.

Question: This property with no road frontage will be able to be subdivided?

Answer: It will be able to be subdivided. Nothing has changed with this regulation.

Statement by Bill Willis: The excavation for commercial use can be repaired professionally and will be unnoticeable. There are too many regulations which makes me weary.

Statement by Bill Dimick: The PC has tried to make it easy for the DRB to make a decision on their own.

Question: Will the Village Commercial District permit multi-family homes?

Answer: Yes. The Town Plan requires multi-family options.

Question: How does the PC board perceive this as being regarded by the town?

Answer: There has been some debate at past informational sessions. Tonight's discussion has been positive. The PC wants what's best for the town.

Question: What is the definition of affordable housing? Does this include trailer parks?

Answer: It's up to the DRB to decide. The PC cannot regulate on trailer parks. All sites must be able to pull waste water from it and have on-site water.

Question: Why is the PC changing the acreages on Higgins Hill Road to match St. Johnsbury?

Answer: It's locale.

Question: Could the school have a say if someone designed a large housing area? Have impact fees been considered?

Answer: Impact fees are not included in this plan. The PC will take these fees into consideration.

Bill thanked everyone for coming.

Howard made a motion to adjourn the meeting.

Dave seconded the motion.

Motion carried.

The meeting was adjourned at 8:31pm.