

**TOWN OF WATERFORD
PLANNING COMMISSION
OCTOBER 17th, 2018 MINUTES**

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

NON-MEMBERS PARTICIPATING: Chris Brimmer, Zoning Administrator; Irene Nagle, NVDA; Bill Piper, Selectboard

Bill called the meeting to order at 7:00.

Bill Dimick noted that no members of the Development Review Board and one Selectboard member were present at this meeting.

Bill Dimick circulated a letter from the Selectboard signed by Fred Saar. No minutes were made from the Selectboard's public meeting on Monday, October 15th to the Planning Commission as requested by Bill Dimick. Bill Piper was present with these minutes available. Howard moved to modify the agenda to look at the minutes of the Selectboard's special meeting. Dave seconded the motion.

The Planning Commission understands that the Selectboard will need another hearing due to a defect in the warning of the public meeting on October 15th.

The following discussion ensued:

- There's not a widespread understanding of the proposed Unified Bylaws
- The DRB, especially, needs to have a clearer understanding
- The Planning Commission needs to explain goals and spell out necessary information explaining why they are making these decisions
- There is an issue between lot size and an increase in density
- Bill Dimick asked for confirmation on whether it was the town's plan to warn the Bylaws and allow the taxpayers to vote by Australian ballot?
 - Bill Piper stated that the Selectboard is waiting on another iteration of the Bylaws to work with. The Selectboard would prefer to have the town vote and accept them rather than three Selectboard members. The Selectboard would like the Planning Commission to draw up a matrix explaining the difference between what the regulations were and what is being proposed. Bill Dimick offered to put together a narrative and a matrix to explain the difference and will present them to the Selectboard.

- According to prior Bylaw changes, both current Bylaws and proposed Bylaws may need to be met in any Zoning applications. Chris will call the League of Cities and Towns to confirm.
- Irene will use Andrea Dineen's spreadsheet to clarify language in Overlay Districts and to clarify the list of definitions included in the Unified Bylaws
- It was suggested to invite Zoning Administrators from other towns that have already adopted similar Unified Bylaws to future meetings for prospective.

Dave made a motion to approve the minutes from the last meeting. Tom seconded.

Dave made a motion to adjourn the meeting. Tom seconded. Bill Dimick adjourned the meeting at 8:21.