

Town of Waterford

Planning Commission

September 21, 2016

Members Present: Bill Dimick, Howard Remick, Dave Senio, Mike Barrett, John Gillott

Members Absent: Tom Robinson

Others Present: Chris Brimmer, Carol Priest, Linda Hartwell, Andrea Dinneen

Bill called the meeting to order at 7:03 p.m.

Hearing on Article V – Flood Hazard Regulations

Article VI – Subdivisions

Article VII – Administration and Enforcement

Andrea Dinneen, chair of the Development Review Board was present. The board discussed the articles and their impact on the DRB.

Article V – Flood Hazard Regulations. Chris said that this regulation is essentially a state bylaw and he recommends forwarding it to the Selectboard as is. He stated that there are very few high risk areas in Waterford. Bill wanted to make sure it is included in the town report that Waterford is a FEMA town and that may affect the premiums of those residents who purchase flood insurance.

Article VI – Subdivisions. Chris said the regulations are compiled together in this article. He discussed the changes in performance bonding. In section 6.4.6, the board decided to add the wording “and maintaining” to the first sentence.

Article VII – Administration and Enforcement. The waiver section has been removed, and wording on variance waivers has been tightened up. Chris said the rest is pretty much dictated by state law. Specific performance standards for site plans were reviewed.

Minutes

Howard made the motion to approve the August 17, 2016 minutes. Mike seconded the motion. The motion passed unanimously.

Modification of Agenda

There were no modifications to the agenda.

Zoning Administrator Report

See hearing information above.

Citizens' Concerns

No citizens were present.

Old Business: Continued discussion on primitive camps, setbacks, home businesses/occupations, and district objectives and land use control.

Chris said he is working on general provisions including primitive camps. He reviewed setbacks that have been revised. Home business/occupations are already in general provisions. Chris has begun drafting language regarding district objectives and land use control and he will send it out for the board to discuss at the October meeting.

New Business

There was no new business.

Other

Bill distributed Bob duMaire's letter of resignation from the PC for board members to read. The board discussed the need for additional board members. Bill will make up a certificate for Bob thanking him for his service to the board.

The board received a notification from the State of VT regarding a Notice of Issuance of Wetland Permit Applications received from Green Mountain Power and BDE Waterford Suitor Lazar Solar.

The board also received a notice of hearing from the Town of Concord regarding their zoning bylaw amendment notice.

A notification was received from the Vermont League of Cities and Towns about the 2016 Town Fair to be held October 5th and 6th for any members interested.

The agenda for October 19th was set. Minutes; Modification of Agenda; Citizens' Concerns; Old Business - district objectives and land use; New Business; Other.

Howard made the motion to adjourn at 8:02 p.m. Mike seconded the motion. The motion passed unanimously.

Respectfully Submitted,

Approved by:

Linda Hartwell
Secretary