

- 34.51% of those in favor of reducing the overall density mentioned above specified one dwelling per 10 acres; 33.63% specified one dwelling per 5 acres (113 respondents)

Irene concluded her presentation with an explanation of the term ‘cluster housing’, as some respondents indicated misunderstanding the concept. In addition, she noted that through open-ended questions, the following areas were identified as priority planning issues needing to be addressed in the town plan: retaining rural/agricultural use of land, taxes, regulating chicken farms, regulating solar farms / energy facilities, affordability, and more (72 respondents). Irene explained that the legislature is working on creating state statutes for solar energy facilities, with respect to setback requirements, etc.

During the question and answer period which followed, residents expressed concerns about protecting the ridgelines in town, specifically the effects of subdivisions on the ridgelines; maintaining natural beauty along the rivers; protecting the historic village center. Kate Piper asked that the Planning Commission look again at protecting the historic village district. Irene reiterated that the town plan must be current to make any change in the zoning bylaw and that ‘action steps’ must be in place to effect any changes. When asked how the Planning Commission would use the data obtained from the survey, Howard responded that the board is looking at changing the zoning districts, i.e., residential district 1, 2, etc., as well as examining the high density housing issue. Mike explained that the board is still updating all the data in the old town plan and is giving its input to NVDA as they work together on the revisions.

New Business

Howard explained the hearing portion of the meeting was a procedural step in amending the Waterford Subdivision Regulations with a provision for Minor Subdivisions. Zoning Administrative Officer Chris Brimmer noted there is a definition in the document for minor (as well as major) subdivisions but the language specifying procedures and requirements for both needed to be more precise. The new provision will provide clearer guidelines for the Development Review Board as it processes all applications for subdivisions. He explained the need for specific criteria that may trigger a major subdivision requirement, such as topography, land features, etc. Kate Piper asked if townspeople present would support pursuing the historic design district, similar to what was done in the 1980s. Chris said it could be a part of the updated town plan, especially if some of the work necessary was already done, such a boundaries, architectural research, etc.

Howard called for a vote.

Mike moved to approve the minor subdivision amendment to the Waterford Subdivision Regulations as presented and forward it to the Selectboard for approval.

Bob seconded the motion.

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

Other

There was no other business brought forward at this time.

The meeting adjourned at 8:30 P.M.

Respectfully submitted,

Carol Priest, Secretary

Approved: