

**TOWN OF WATERFORD  
PLANNING COMMISSION  
MEETING DATED NOVEMBER 18, 2015  
MINUTES**

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

**MEMBERS ABSENT:** Bob DuMaire

**NON-MEMBERS PRESENT:** Helen Pike, Roberta Gillott, Irene Nagle,  
Christopher Brimmer, and Secretary Michelle  
Collins

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Bill brought the meeting to order at 7:00 P.M.

**Minutes**

Bill reviewed minutes of last months meeting.

Howard moved to amend the minutes of the October 21<sup>st</sup> meeting, clarifying to add Dave's last name (Morrison) under the 'New Business' section regarding his concern for dairy production.

Matt seconded the motion.

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

**Modification of Agenda**

Bill modified the agenda to discuss 'Old Business' before 'Citizens' Concerns.'

**Old Business**

There were no concerns or comments at this time.

**Citizens' Concerns**

Roberta Gillott expressed concern of this month's proposal to the DRB of constructing three silos from Pike Industries, Inc. regarding the height and suggested that the Planning Committee connect with the Development Review Board to consider that area as central development and worthy to take extra caution. It was discussed that the DRB has the ability to approve additional height, and Pike Industries, Inc. is located in a commercial/industrial area.

**New Business**

**Town Plan Update: Land Use**

Irene passed out a copy of the Economic Development paperwork to the board, and it was discussed. Irene explained that the majority of Waterford residents are employed in neighboring towns. It was discussed that the town is not seeking new employment, but

agriculture is accepted. Irene presented goals that included three action steps, and suggested looking at existing enterprises that could potentially prevent any of these goals.

Howard articulated his concern with qualifications for farmers, and Bill noted that the agricultural commission would be responsible for setting the standards in accordance with state and federal laws.

It was discussed that recommendations should be made to The Select Board concerning the level of activity for promotion.

John Gillott expressed concern with farm stands suggesting the current definition as well as boundaries should be implemented.

Irene presented an example of an implementation of a town plan, stating that it condenses and prioritizes like an executive summary. This example was discussed. It was discussed that changes are approaching in local zoning, and it should be taken into consideration of where things are wanted and where they aren't based on surveys, while noting that it's illegal to spot zone.

John Gillott articulated his concern with high-speed Internet, stating broadband impacts local housing and businesses. It was discussed that the terms of action will need to be set in place. The board viewed the Town of Waterford River Map and noted the location of current Internet and cell towers. It was agreed that the encouragement of new technology be implemented.

Irene Nagle recommended broadening home occupation and defining it in the town plan.

### **New Business Ad Hoc Committee**

Irene conveyed that the committee should be labeled as a Conservation Committee, and Roberta Gillott suggested that this committee should make it a priority to hold onto agricultural land. Helen Pike and Roberta Gillott were recorded as current members to this committee, and new members are welcomed.

### **Other**

Chris Brimmer informed the board of four solar projects occurring in town, which all energy will be directed to Green Mountain Power. Chris expressed his concern of the current lack of knowledge and training on solar panels at the town's Fire Department. It was suggested that the town be willing to support the project with funding and/or firefighting training.

The agenda was set for the December 16<sup>th</sup> meeting: Minutes; Modification of Agenda; Citizens' Concerns; Old Business: Survey/Citizens' Comments; New Business: Energy – Education; Other

The meeting adjourned at 8:30 P.M.

Respectfully submitted,

Approved:

Michelle Collins, Secretary