

**TOWN OF WATERFORD  
PLANNING COMMISSION  
March 21<sup>st</sup>, 2018 MINUTES**

**MEMBERS PRESENT:** Bill Dimick; Howard Remick; Mike Barrett

**MEMBERS ABSENT:** Dave Senio; Tom Robinson

**NON-MEMBERS PARTICIPATING:** Irene Nagle, NVDA; Chris Brimmer, Zoning Administrator

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- I. Meeting called to order at 7:00pm. Howard nominated Bill for chair. All members approved. Bill nominated Howard as co-chair. All members approved. Howard motioned to adopt Roberts Rules, Bill seconded the motion. All members approved.
- II. Discussion of failure of Select Board to request a hearing from ACT 250 on the Baptist Church sign. Mike discussed the thinking of the DRB in Deliberate Session. Bill insists that the real issue is that the sign violates state law. Bill believes the Select Board completely mishandled the situation, should have let ACT 250 handle the issue but they punted.
- III. Mike officially resigned at the adjourn this evening to take over the Chair of the DRB. Discussion of vacant clerk position and possible candidates to replace Mike.
- IV. Discussion of the proposals for large parcel. Irene presented maps and notes. Discussed creation of differentials Community and Industrial Zones, a village commercial zone along with a village zone along the STJ Town Line. 1000 feet back from Class 2 and 3 roads would be where the resource zones would start. Discussion of the (?) plans and how to present examples for public discussion. All lands (?) as priority forest blocks would be value 25, no more 10. Discussion of possible lot configurations under the proposals with yield plan provisions. Discussion of the 2019 Planning Grant. (?) drafting by law and the public hearing schedule. Irene recommended that Jenns Hilke from Fish and Wildlife come in and make a presentation on the forest and habitat blocks. Bill asked if it would be worthwhile to have GIS specialist put slides up. Possible but limited. Discussion of slope issues, should just set the slope at a standard percentage? Irene- typically towns limit at a high % say 30 but then regulate steep slopes below that number with performance standards. Every lot should have a (?) building envelope for house, septic, well. Discussion of the particulars of the yield plan concept. The standard would be building within 1000 feet of the road, call it the "preferred option."
- V. Work Plan is proposed to be reworked, additional informational meeting and then the actual drafting. Discussions of (?) process. Bill proposed that these become floor questions. Ref VSA +.24 & 4442

- VI. Discussion of funding, looking for continuity between current effort and can we combine the informational meeting with fish and wildlife and then hold the final informational for the yield plan proposal. Irene concerned about the explanation of open space subdivision possibly needing more time. After debate it was decided that April for informational meeting, May PC hearing, bring biologist in between PC and SB hearings.
- VII. Bill believed the correspondence box needed to be cleared, other (?).
- VIII. Howard moved to adjourn, second Mike. By (?)