

**PUBLIC HEARING RE: Amendments to Floodplain Regulations**

The Public Hearing was called to order at 7:05 PM by David Dimock, Chair of the Bethel Planning Commission. Other than Planning Commission members, no one was present. The Commission decided to proceed with the monthly meeting with the intention of receiving input from citizens regarding the floodplain regulations, should anyone appear. No one did. The Hearing was adjourned at 7:23 PM.

**Minutes: Meeting of 11/14/07**

Attending: Davis Dimock (Chair), Peter Dohrn, Carla Hodgdon, Eric Richardson, Craig Wortman.

1. **Call to Order:** 7:07 PM.
2. **Review / Set Agenda:** One item was identified for #9 'OTHER.'
3. **Minutes Meeting of 10/17/07:** Approved as distributed in draft on 10/20/07.
4. **Correspondence:** (a) Cover letter from TRORC with Policy on Regional Plan preparation and adoption- Davis will review; (b) Letter from Leisters to District 3 Environmental Coordinator regarding proposed gravel pit on Sand Hill Road- file; (c) Project Review Sheet regarding permits needed for conversion of home on North Road file; Project Review Sheet regarding permits needed for construction of single family residence on Pleasant Street within floodplain- file; Notice regarding workshop on December 11<sup>th</sup> for DRB, Commission and Select Board members also invited. Dimock and Hodgdon expect to attend.
5. **Decisions on input from Public Hearing. Identify Next Steps:** [See above.] Hodgdon was requested to forward proposed amendments for the Bethel floodplain regulations to the Select Board using text from the previous transmittal.
6. **Lighting Ordinance:** Following some discussion regarding need for this, it was unanimously voted to table the topic. At the point this Commission has proposed amendments for transmittal to the Select Board, we will revisit the topic to see if thinking has changed.
7. **Commission Report for 2008 Town Meeting:** The number of attendees at the presentation by the Fish & Wildlife Biologist will be added; otherwise, the report was approved as drafted. Dimock will send copy to Abby Sherman at the Town Office.
8. **Prioritize Build Out Recommendations as Work Projects:** The Commission will first address recommendations 6 & 7 toward simplifying Village Districts and combining Highway Residential and Highway Commercial Districts. Included in discussion were:

do existing ones work; why we have so many; should 'excluded' uses be reinstated; can affordable housing be promoted in some way; where permitted uses are identical, how would widely divergent conditional uses be accommodated; maybe consider combining business and commercial districts. By consensus, it was decided that for the next meeting we would examine existing districts to focus on clarifying permitted and conditional uses as well as minimum lot size and setbacks rather than attempt to consolidate districts.

**9. OTHER:**

- a. **Emergency Card:** copies of revised card, per the October meeting and as forwarded to the Select Board, were distributed.
- b. **Select Board and DRB input for Work Projects:** Dimock will communicate with both groups to solicit ideas for future Planning Commission work projects.

**10. Next Meeting / Agenda Items:**

**Wednesday, JANUARY 16, 2008**  
7:00 PM at the Bethel Town Office

- Agenda Items:
- a) Election of Officers
  - b) Base Zoning Districts
  - c) 'Work Plan' for 2008.

**11. Adjourn: 8:21 PM.**