

Bethel Planning Commission  
**Minutes: Meeting of 01/21/09**

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Attending: David Dimock (Chair); Peter Dohrn, Joanne Kent, Carla Hodgdon, Cecil Washburn.

1. **Call to Order:** 7:04 PM.
2. **Review / Set Agenda:** Accepted as distributed in draft on 01/15/09.
3. **Minutes Meeting of 11/10/08:** Accepted as distributed in draft on 11/13/08.
4. **Correspondence:** (a) three Project Review Sheets [Davis construction on Dartt Hill Road, Smith construction on Whittier Hill Road, McKinstry construction on Camp Brook Road] and related letters from DEC regarding septic and water permits- file; (b) notice of Barnard public hearing on the same evening as our last meeting [11/10.08], received 11/11/08- file; (c) White River Natural Resources Conservation District newsletter- file; booklet from Lincoln Institute of Land Policy- file.
5. **Annual Election of Officers:** Motion made (Dohrn) and seconded (Kent) that clerk cast one vote for the current slate of officers. Vote- unanimous. Motion carried. 2009 Officers:  
**Chair: Davis Dimock**  
**Vice-Chair: Craig Wortman**  
**Clerk: Carla Hodgdon.**
6. **Timeline MPG for Public Survey**
7. **Back-Plan for next Town Plan up-date:** Considerable discussion regarding another Public Survey prior to next Town Plan up-date. Given that state funding for Municipal Planning Grants has been reduced, it was suggested that funding for both activities be incorporated into one application. Dimock estimates that the last survey required 150-160 hours to collate by hand. Hodgdon will look back to see how many hours were needed for secretarial/clerical work. **All members are to bring ideas for what activities the grant would/could cover to the next meeting.**  
  

Keeping with the August 2011 date for Town Plan adoption, the Planning Commission should complete its draft by May 2011- this allows June for the PC Public Hearing and July for the Select Board public hearing. From last experience, probably two chapters can be up-dated/revised at a single meeting- this would require six (6) months, meeting monthly. During the last revision, the Commission met twice monthly, however, it is not anticipated that as much time will be needed this go-round. Time necessary to re-work 'Goals', 'Principles', and 'Recommendations for Action', which would include developing specifics regarding 'character of neighborhood' references was not addressed other than agreement that it would probably require the greatest amount of time.
8. **Discussion- Consolidation of Zoning Ordinance and Subdivision Regulations:** TRORC has provided names of other towns working on this- no samples of work yet available. Kent offered to transcribe the Major Subdivision process in to a flowchart... Hodgdon suggested she should check with the Town Office first and also that permitted/'non-major' components of development also be included. Motion made (Hodgdon) and seconded (Dohrn, Kent, Washburn) that the topic be tabled until other towns have experienced the pleasure. Vote- unanimous. Motion carried.

9. **Discussion- Plan for Developing Specifics re 'character of neighborhood' References in ZO:**

Hodgdon had reviewed the Town Plan and most of the Zoning Ordinance for phrases that will need development of specifics- these will be typed up and distributed to members. Reference materials for this need are the TRORC Newsletter and VLCT's 'News', both from October 2008.

10. **OTHER:**

- a. Hodgdon announced that the Town Office- not she- will produce the 'clean' amended Zoning Ordinance.
- b. New maps will be needed with the consolidated Highway Development District. TRORC will produce these –for a fee. It was pointed out that this recent change would be a grand time to correct the number of errors on the original digital maps. It was further suggested that this second activity had already been paid for once and should not be charged for.
- c. While reviewing the Town Plan and ZO, Hodgdon found numerous references to other maps, some of which are 'incorporated into the body of this document.' The question arose whether or not they should actually be included. No action taken.

11. **Next Meeting:            Wednesday, FEBRUARY 18, 2009**

Agenda Items:

- a. MPG- activities 'to be purchased' and ball-park costs for the same;
- b. Public Survey- what questions from previous survey could be deleted.

11. **Adjourned: 8:25 PM.**