

Bethel Planning Commission
Minutes – Meeting of 01/16/08

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

Guests: Robert Clarke, Laura & Val Rubenis.

1. **Call to Order:** 7:05 PM.
2. **Review / Set Agenda:** one item added to ‘OTHER.’
3. **Outside Wood Boilers:** Robert Clarke presented information regarding wood boilers in general and a recent unsavory situation originating at 259 River Street in Bethel village. This concern has been discontinued, however, his and neighbors’ (Rubenis) were concerned that it or a similar situation elsewhere in town not occur in the future. Some materials from the research he has done were distributed to Commission members- additional information will be forwarded shortly. The Commission will take this subject under advisement.
4. **Minutes: Meeting of 11/14/07:** Approved as distributed in draft on 11/15/07.
5. **Correspondence:** (a) Pamphlet from the Champlain Valley Office of Economic Opportunity (CVOEO) on ‘*Fair Housing Open Doors*’ distributed to all members; (b) Request from VT Dept. of Environmental Conservation for environmental impact input regarding town’s application for a dry hydrant at Ansel Pond (deadline was in December)- file; (3) Survey from CVOEO Fair Housing Project to assist municipalities to determine their level of compliance with fair housing responsibilities and to identify opportunities for more action to end obligations to affirmatively further fair housing. Hodgdon will talk with Del Cloud regarding this.
6. **Election of Officers:** Motion was made (Wortman) and seconded (Washburn) and thirded (Dohrn) and fourthed (Kent) and fifthed (Richardson) that the current slate of officers be re-elected. Five votes in the affirmative with Dimock and Hodgdon abstaining. Slate of officers for 2008: Chair: Davis Dimock
Co-Chair: Criag Wortman
Clerk/Secretary: Carla Hodgdon.
7. **Discussion- Base Zoning Districts:** Three possibilities to be considered were identified: (a) Not combine Village Residential and Village Commercial as these have incompatible conditional uses that would be difficult to rectify. Instead, consider combining Village Residential and Village Business- setback requirements would need to be finessed; (b) Move multiple-family dwelling to permitted in districts where it is currently conditional and to conditional in districts where it is currently excluded; (c) Combine Highway Residential and Highway Commercial. Commission members will ponder these possibilities. Further discussion will ensue.

8. **'Work Plan' for 2008:** Three topics are on our radar screen- outdoor wood boilers, base zoning districts, and lighting. October was identified as a target date to have any amendments to the current Zoning Ordinance or Subdivision Regulations 'bundled' for transmittal to the Select Board, which would mean a Public Hearing on the same in September, so decisions and specifics would need to be finalized by August.
9. **Emergency Card:** Hodgdon distributed another draft with cover memo discussing last comments from the Select Board, for which a copy of the same was on hand. Hodgdon was instructed by unanimous voice vote to forward this as the last action of this Commission on this item. Hodgdon will send her Word Document to the Town Manager for any additional re-workings or publishing.

10. OTHER:

- a. **MPG possibilities:** Two suggestions surfaced- identifying wildlife corridors and mapping wetlands. Dimock will gather information related to these via The Nature Conservancy. Commission members will review Town Plan goals for additional ideas.
 - b. **Final amendments- Floodplain Regulations:** Dimock summarized final adoption by the Select Board per minutes of the December meeting. Hodgdon offered clean copies of the final version of Floodplain Regulations, although the entire Zoning Ordinance has not yet been re-printed. Commission members elected to await that document.
 - c. **December 11th DRB Workshop regarding conflict-of-interest:** Dimock and Washburn attended, and shared a summary of it.
11. **Next Meeting / Agenda Items:** **Wednesday, FEBRUARY 20, 2008**
7:00 PM at the Bethel Town Office.

Agenda items:

- a. Outside Wood Boilers
 - b. Base Zoning Districts
 - c. MPG Possibilities
12. **Adjourn: 8:55 PM.**