

Bethel Planning Commission
Minutes: Meeting of 03/19/08

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

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1. **Call to Order:** 7:05 PM.
2. **Review / Set Agenda:** No changes to draft distributed 03/11/08.
3. **Minutes: Meeting of 02/20/08:** Approved as distributed in draft on 02/23/08.
4. **Correspondence:** Copy of letter from DEC regarding subdivision/development on Morse Road- file.

5. **Outside Wood Boilers:** Discussion.
Motion (Kent) to ban in the village. Seconded- Wortman. AYE: Kent, Wortman. NAY: Dohrn, Hodgdon, Washburn.
Motion (Hodgdon) to make conditional in Village Residential, Village Industrial, and East Bethel Districts. Seconded- Kent. AYE: Dohrn, Hodgdon, Kent, Washburn, Wortman. Motion carried. Changes conditional uses in Base Zoning Districts and would need entry into Zoning Ordinance... these need to be finalized before 'bundling' of changes by August for transmittal to Select Board in September.

6. **Base Zoning Districts:** [Combining Highway Residential and Highway Commercial approved previously with permitted and conditional uses defined.] By consensus, the following was approved. *Front setback* is currently 50 feet from ROW for both, so will remain the same. *Lot area minimum* of current Highway Commercial District to apply, as well as that current *rear/side setback*. [See attached worksheet for current minimums and resulting proposed 'new' Highway District.]

7. **Possibilities for MPG Application:** Discussion. By consensus: not this year... maybe when Town Plan needs next up-date.

8. **OTHER:** no items.

9. **NEXT MEETING:** **Wednesday, APRIL 16 2008**
7:00 PM at the Bethel Town Office.

Agenda Item: DRAFT Proposed Zoning Ordinance Language for Outside Wood Boilers.

10. **Adjourn:** 8:40 PM.

Distributed 03/20/08.
Approved 04/16/08