

Bethel Planning Commission
Minutes: Meeting of 04/15/09

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

1. **Call To Order:** 7:00 PM.
2. **Review / Set Agenda:** No changes to Draft distributed 04/10/09.
3. **Minutes- Meeting of 02/18/09:** Approved as distributed in Draft on 02/19/09.
4. **Correspondence:** (a) Letter from TRORC confirming that Bethel meets criteria for municipal planning efforts- file; (b) Two documents regarding renovation of the Town Hall- verification that the wastewater application was received by DEC and a Project Review Sheet- file; (c) verification from DEC that wastewater application was received for 3 bedroom sfr on Camp Brook Road- file; (d) Three documents (one duplicated) regarding Act 250 application for Abbott subdivision on Camp Brook Road- file; (e) Vital Communities Spring Newsletter- file.
5. **Public Survey- Results of Community Input:** (a) BBA [Hodgdon]- no specific suggestions at this time. Feel that their 'Business Inventory' should probably be a separate document. Seemed agreeable to suggested deletions/additions; (b) Select Board [Dimock]- no specific suggestions at this time; (c) Rotary [Kent]- no specific suggestions at this time. One member felt that the inquiry about possible uses for the Town Hall should not be deleted; (d) School Board [Wortman]- no feedback available; (e) Town Hall Committee [Dimock]- no specific suggestions at this time.
6. **Public Survey- Computer/secretarial services for tallying, collating results:** Inquiries resulted in interest by four parties: (a) AT @ \$25/hr and must be after April 15th; (b) MP @ \$15/hr; (c) two temp agencies @ \$17/hr. and \$17-20/hr, respectively. Based on this range, it was suggested that the median price of \$20/hr. be used in the MPG application.
7. **Discussion- Possible measures for dealing with vacant structures/abandoned buildings:** Lengthy discussion raised questions and elicited numerous comments- definition of 'abandoned'; insurance underwriters' inspections; tax revenues; unsightly vista vs. health hazard. Current Zoning Ordinance provides guidelines (Article 320) for dealing with abandoned buildings. Bethel does not have a Building Inspector... it does have a Health Officer and Constable. It would seem reasonable that health or public safety hazards in regard to abandoned buildings could be dealt with adequately. It was suggested that the first step in any situation of concern would be for the Zoning Administrator to discuss the situation with landowners/tenants to solicit a voluntary resolution. **Motion was made (Hodgdon) and seconded (Richardson) that the Planning Commission not incorporate an amendment in the Zoning Ordinance regarding vacant structures at this time. Vote was unanimous. Motion carried.**
8. **OTHER:** (a) Discussion from the February meeting regarding the Public Survey- questions that could be deleted, generic areas to include- was reviewed. It was deemed reasonable that the Commission proceed with drafting what we would use as groundwork for the next Town Plan update. (b) The 'realtor's map' provided to most members by Joanne Kent was reviewed. This documented 2008 average price and average number of days on the market of residential sales as well as actual number of residential sales in area towns. This will be good information when we review 'statistics' in the Town Plan update.

9. NEXT MEETING: **Wednesday- MAY 20, 2009**
7:00 Pm at the Bethel Town Office

Agenda Items:

- (a) **Draft public survey;**
- (b) **Review all components needed for MPG.**

10. Adjourn: 8:15 PM.

Distributed 04/17/09.
Approved: 05/20/09.