

Bethel Planning Commission  
Meeting of 04/16/08

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

1. **Call to Order:** 7:04 PM.
2. **Review / Set Agenda:** No changes to *DRAFT* distributed 04/12/08.
3. **Minutes- Meeting of 03/19/08:** No changes to *DRAFT* distributed 03/20/08. In future, minutes will reflect outcome of all motions in addition to how members vote.
4. **Correspondence:** (a) All members received, from the South Royalton Planning Commission, an invitation to an educational workshop– Dimock may attend; (b) Acknowledgement from Environmental Conservation regarding subdivision on Camp Brook Road- file; (c) Project Review Sheet regarding new construction on Ledge Hill Road- file; (d) Free preview CD on '*How Prepared Is your Family For An Emergency?*'- Hodgdon will review; (e) Flyer regarding workshop in VT, NH, and ME regarding '*Weathering the Storm: Managing Stormwater...*' - file.
5. **Outside Wood Boilers:** Dimock referenced Title 24, Section 4414 regarding 'authority' for Planning Commission to move on this subject. Hodgdon recommended and all members agreed to insert pertinent narrative for the Zoning Ordinance in Article 3, Section 328... all content in this section was moved to another during previous amendments, with the section placement preserved to maintain number sequence.

**Motion** (Hodgdon): **That outside Wood Boilers be made conditional use in all zoning districts.** Seconded: Washburn. In the affirmative: Dimock, Dohrn, Hodgdon, Kent, Richardson, Washburn (unanimous). **The motion carried.**

Narrative for Section 328:

*'An outdoor wood boiler shall be considered an accessory to a principal structure which requires a conditional zoning permit issued by the DRB in accordance with the requirements of Section 601 and the following provisions:*

- (1) No outdoor wood boiler shall be located within 200 feet of any dwelling other than the dwelling to be served by the outdoor wood boiler.*
- (2) Outdoor wood boilers shall have an attached permanent stack extending higher than the roof line of the structure(s) being served by the outside wood boiler if the structure is located more than 200 feet but less than 500 feet from any dwelling other than the dwelling to be served by the outside wood boiler.*
- (3) Outdoor wood boilers shall not be used to burn any materials other than untreated wood.*
- (4) Outside wood boilers must comply with all applicable laws and meet all state standards for certification.'*

6. **Review- What's to be in the 'bundle' for Select Board by August:** [Clarification by Hodgdon, after reviewing past minutes... Commission previously determined that specifics would be finalized by August, Public Hearing held in September, and transmittal to the Select Board by October.] Three items were identified: outside wood boilers; in Base Zoning Districts, combine Highway Residential and Highway Commercial into a consolidated district; also in Base Zoning Districts, move Multiple Family Dwelling where conditional to permitted and from where excluded to conditional. Note: When all hearings, revisions, and adoption of possible amendments is complete, final revision of the Bethel Zoning Ordinance will also include the December 2007 (additional to August) amendments in the Flood Hazard Overlay District.
  
7. **OTHER:** Meeting schedule was discussed with consensus reached that monthly meetings are not necessary at this time. The following schedule was accepted: May- no meeting; June 18<sup>th</sup> - meet; July- no meeting; August 20<sup>th</sup> – meet; September 17<sup>th</sup> – Public Hearing with regular meeting to follow. Dimock will assure that proper notice of these changes occurs.
  
8. **Next Meeting / Agenda Items:**  

**June 18<sup>th</sup>, 2007**  
7:00 PM at the Bethel Town Office

Agenda Items: (a) Final language, Outside Wood Boilers;  
(b) Consolidation, Highway Residential and Highway Commercial;  
(c) Permitted and Conditional Permit for Multiple Family Dwelling;  
(d) (Final) Revisit of Need for a Lighting Ordinance.
  
9. **Adjourn:** 8:33 PM.

Distributed 04/18/08.  
Approved: 06/18/08.