

Bethel Planning Commission
Minutes: Meeting of 05/17/06

Page 1 of 2

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

1. **Called to Order:** 7:05 PM.
2. **Review / Set Agenda:** One item added to 'OTHER,' otherwise as distributed in draft.
3. **Correspondence:** (a) Bethel Mills Request for Reconsideration- file; (b) copy of Jackie Rousseau application, to have wind turbine erected- file; (c) Invite, Randolph Community Development Tour, May 25th- file; (d) offer from the Lincoln Institute of Land Policy for free Community Planners Resource Kit- Dave will check out website, Carla will order kit; (e) pages of Title 24 & 30 with lines highlighted- unable to determine why these were provided by someone, Davis will check with Del Cloud; (f) notice from ANR Department of Forests, Parks & Recreation re: spraying for control of tent caterpillars for Bethel sugarbush landowner(s)- file.
4. **Minutes: Meeting of 04/19/06:** Approved as distributed in draft.
5. **TRORC's Review of the 2001 Town Plan:** It was the consensus that suggestions made therein have been addressed in the proposed revision of the Town Plan. We look forward to TRORC's review of this 2006 Town Plan.
6. **Review Up-Dated Maps:** Add packet of maps as Appendix 'D' to proposed revised Town Plan. Some questions regarding town roads identified (Fish Hill, Dearing, Davis/Woodbury connection) as well as more generic questions about why some things were titled/named and others were not, requiring additional study and discussion with resource folks.
7. **Preliminary Discussion: possible next projects:** [As identified, no prioritization]
 - Develop checklist/'cheat sheet' for Zoning and Subdivision applicants.
 - Review current application form to assure consistency and compliance with Zoning Ordinance and Subdivision Regulations adopted February 2005.
 - Recommendations for Planning Commission contained within the revised Town Plan.
 - Buffer Zones.
 - Wind power.
 - Right-of-way.
 - ATV use on public roads.
 - Consolidate Zoning Ordinance & Subdivision Regulations.
 - Amendments to Zoning Ordinance & Subdivision Regulations:
 - a. waivers (by 2011)
 - b. unify Planned Residential Development and Planned Unit Development (by 2011).
 - c. compliance with revisions to Chapter 117 (on Work Plan for October 2006 meeting).
 - Details of digital zoning map.
 - Assess need for changes to existing Zoning District utilizing Build Out Analysis (on Work Plan for July 2006).

Davis invited the Select Board / Del Cloud to consider potential projects/activities for the Planning Commission. These will be available by our July meeting. The Commission feels that a joint meeting to discuss possibilities/priorities would then be appropriate.

8. Other: Davis talked with Pete Fellows, who is aware that we wish Build Out maps at 25%, 50% and 75% maximum development given existing Zoning Districts: we would hope to receive these before the July meeting. Davis will talk with Del Cloud to clarify who will arrange for The Herald warning about the June 14th public hearing.

9. Next Meetings / Agenda Items: **Wednesday, JUNE 14th- PUBLIC HEARING
on the proposed revised Bethel Town Plan.
7:00 PM at the Bethel Town Office.**

Wednesday, JUNE 21st
7:00 PM at the Bethel Town Office.
Agenda Item: Discussion of comments received
at the public hearing. Timeline for transmittal of
revised Town Plan to Select Board.

10. Adjourned: 8:25 PM.

Distributed: 05/17/06
Approved: 06/21/06