

Bethel Planning Commission
Minutes: 06/18/08 Meeting

Page 1 of 1.

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

1. **Called to Order** at 7:03 PM.
2. **Review / Set Agenda:** No changes to draft distributed 06/12/08.
3. **Minutes- Meeting of 04/16/08:** Approved unanimously as distributed in draft 04/18/08.
4. **Correspondence:** (a) Notice from Rochester of Public Hearing on ZO changes for setback requirements of telecommunications towers/facilities- file; (b) Model bylaw from VLCT for low impact development stormwater management- file; (c) Water/sewer permit for construction of residence on Ledge Hill Road- file; (d) Three Project Review Sheets, two for subdivisions on Camp Brook Road [Abbott] and River Street [Campbell] and one for increased seating capacity at 269 North Main [Barry] – file; Sample tabbed informational booklet from commercial source on Emergency Preparedness- file.
5. **Outside Wood Boilers- Final Language:** Motion made (Kent) and seconded (Dohrn) to adopt language as proposed at the 04/16/08 meeting. Unanimous vote in the affirmative- the motion carried.
6. **Consolidation of Highway Residential & Highway Commercial Districts- Final Language:** By consensus it was agreed to adopt combination specifics as proposed at the March 2008 meeting, moving multiple family dwelling to permitted use and adding outside wood boilers to conditional use. Hodgdon will ‘tweak’ current ZO descriptions and purposes to combine each for both into one.
7. **Multiple Family Dwelling- Final Language:** By consensus it was agreed to move multiple family dwelling from wherever currently conditional to permitted and from wherever currently ‘excluded’ to conditional. The result, with multiple family dwelling a permitted use in five base zoning districts and a conditional use in the other four, is seen as promoting accessible and affordable housing.
8. **Lighting Ordinance- Final Revisit of Need For:** Review of a Bradford model was tabled in November 2007. By consensus, it was agreed to leave it tabled.
9. **OTHER:** There will be no meeting in July. Hodgdon will have the proposed amendments incorporated into the Zoning Ordinance by August 1st for distribution as described in Title 24 and for public review. A Public Hearing will be held Wednesday, August 20th, with meeting to follow. It is anticipated that the proposed amendments –with indicated changes from public input from the hearing- will be transmitted to the Select Board by the following week. There will be no meeting in September. There will be a meeting on the third Wednesday in October to identify topics/issues for consideration and a meeting schedule. Dimock will take care of posting public notice for the preceeding.
10. **Adjourned** at 8:08 PM.

Distributed 06/20/08.
Approved 08/20/08.