

Bethel Planning Commission
Minutes: Meeting of 08/15/07

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

1. **Call to Order:** 7:01 PM.
2. **Review / Set Agenda:** Items added to 'OTHER.
3. **Correspondence:** (a) Notice and materials from Barnard for public hearing on July 2 in re to proposed changes in Zoning Ordinance – file; (b) Letter from FEMA in re to flood plain management measures – file; (c) information in re to FY2008 Municipal Planning Grant Program and offer of assistance from TRORC – Dimock will discuss possibilities with Pete Fellows; (d) Project Review Sheets/Wastewater System & Potable Water Permits/and other... (some from January): to change Brick Store to restaurant and two apartments, Camp Brook Road subdivision, Camp Brook Road construction, Morse Road subdivision, Gilead Brook Road change in lot arrangement of leach field/well/# bedrooms, VT Route 14 subdivision, re-open exiting restaurant at corner of Routes 12 & 107, on Peavine Boulevard remove existing and construct new commercial building; (e) reclamation maps etc for proposed gravel pit on Sand Hill Road. [Dimock reminded the group that the Commission has statutory status with all such applications... that is why copies are provided, and members should review these with the Town Plan Goals & Objectives and existing regulations in mind.] (e) Card from VLCT querying interest in Municipal Education Grant opportunities – file; (f) VLCT announcement of workshop on May 10th about Growth Centers; (g) Flyer from the Orton Family Foundation about two-day workshop later in the fall – Dimock will review.
4. **a) Minutes of Meeting 06/20/07:** Approved with correction in spelling of one name (John Kresser). **b) Minutes of Public Hearing 08/01/07:** Approved as distributed in draft.
5. **Build Out Analysis:** Commission members shared their thoughts on what recommendations from the Final Report were –in their minds- ‘worse’ and then ‘best’ for Bethel at this time- see accompanying summary sheet. Recommendations deemed ‘worse’ for Bethel did not mean that they should not be considered at a later date, just that ‘now’ was not the appropriate timing. Next steps: members will think about what would be involved to pursue those recommendations deemed ‘best’ for Bethel right now, ideas of the two absent members will be obtained at the next meeting, Dimock will research communities that have already pursued similar activities and discuss with Pete Fellows.
6. **Lighting Manual:** [Currently, lighting is broadly addressed in the Town Plan goals. Additionally, some specific language is included in the Zoning Ordinance in re outdoor signage.] From considerable discussion there emerged two suggestions: (a) improve existing language in the signage section, i.e. substitute ‘lighting’, and (b) address lighting comprehensively with a new ordinance section with reference to recognized standards. Of great concern would be implied cost to existing businesses and merchants. Next steps: obtain input from absent members at next meeting, members to think about what action

if any- would be most appropriate at this time, and Dohrn will research action by other communities of similar size.

7. OTHER:

- a. Should this Commission apply for a Municipal Planning Grant?** See 3(c) above.
- b. What happened with the ‘Emergency Card’?** From Select Board minutes, it was discussed and to be discussed again... subsequent minutes indicated it was, but without any mention of a decision, reaction, or feedback to this Commission.
- c. Where are the proposed changes in Zoning Ordinance/Subdivision Regulations at?** Select Board has discussed them... Commission members were not aware of the date prior to that meeting so no one attended. Public Hearing has been warned.
- d. Correction needed in format of Zoning Ordinance:** on page 31, the last entry is a list of items for which the alphabet re-starts at ‘a’ as you turn the page. This will be corrected at the same time proposed changes are incorporated.

8. Next Meeting / Agenda Items:

Wednesday, SEPTEMBER 19, 2007
7:00 PM at the Bethel Town Office

Agenda Items: a. Build Out Analysis
b. Lighting Manual

9. Adjourn: 8:20 PM.

Distributed 08/17/07.
Approved: 09/19/07.