

Bethel Planning Commission
Minutes: Meeting of 09/19/07

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

1. **Call to Order:** 7:02 PM.
2. **Review/Set Agenda:** Two items added to 'OTHER.'
3. **Minutes Meeting of 08/15/07:** *David* Dimock corrected to **Davis** Dimock, then approved as distributed 08/17/07.
4. **Correspondence:** (a) Report of Hearing Recess Order for Town of Bethel/Placey/Pratt from District Environmental Commission – file; (b) Letter regarding conversion on North Road from District Wastewater Management Division – file; (c) Letter regarding septic for development on Camp Brook Road from Asst. Regional Engineer, DEC – file; Notice from VLCT & Regional Planning Commission regarding interactive TV workshop on 10/04- 'Preemptions & Limitations in Local Zoning' – Hodgdon thinking about attending; (d) VLCT Calendar of Training & Events for 2007-2008 – Hodgdon to remind members prior to presentation dates. [I am thinking there was something that someone took... this may or may not be the case, but please let me know if you have 'something'. Thanks.]
5. **Build Out Analysis Recommendations:** Kent & Wortman identified what they felt would be the two 'best'/two 'worse' recommendations for the Commission to pursue at this time. General discussion then raised several points: (a) any recommendation would have potential for a Municipal Grant Application; (b) although this Commission chose to initiate discussion of these recommendations by identifying which each member most and least favored, ALL should be seriously considered – this will commence at the next meeting; (c) for some recommendations (e.g. Class 4 roads), there are already dates identified for when legislature will make some decisions... the Commission should consider providing input to Town Officials prior to such time limits; (d) while attention is presently focused on 'affordable' housing, the adjective might be dropped... adequate housing per se is currently not available and needs to be addressed if communities hope to grow and prosper.
6. **Lighting:** There are presently about six (6) general references to lighting in the Zoning Ordinance. The consensus was that this Commission should develop more specific standards without getting into too much detail or technical language. Dohrn shared a number of lighting ordinances from other VT communities (Norwich and Bradford) and one from Illinois. Hodgdon will provide a copy of the Bradford sample to all Commission members for discussion at the next meeting.
7. **Emergency Card for Public:** Feedback from the Select Board was shared. A motion to include town emergency sites by name was defeated: four (4) NO [Dohrn, Hodgdon, Richardson, Washburn] vs. two (2) YES [Kent, Wortman]. Hodgdon will reformat card content, deleting the third paragraph ('The Town of Bethel has a...') and utilizing both side of a 5x8 card for review at the next meeting.

