

Bethel Planning Commission
Minutes: Meeting of 10/17/07

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

1. **Call to Order:** 7:00 PM.
2. **Review / Set Agenda:** 'OTHER' added as item #10 with three items mentioned.
3. **Minutes- Meeting of 09/19/07:** Approved as distributed on 09/22/07.
4. **Correspondence:** Nothing in mail slot at Town Office since last meeting. Notice from Town of Randolph sent to Craig regarding a hearing held 10/15 on amendments to their Zoning Ordinance.
5. **Zoning Ordinance- Floodplain Regulations:** (a) **Additional Needed Changes:** Additional changes as provided by Two Rivers accepted unanimously. (b) **Public Hearing Date:** November 14th will be warned for a Public Hearing. Hearing will be immediately followed by discussion of public input so changes can be transmitted to Select Board. Davis will assure that appropriate warnings happen for November meeting on the 2nd Wednesday of the month. (c) **Notifications:** Davis advised by Del Cloud that the Town Office will take care of this for the Commission.
6. **Discussion: Build Out Recommendations:** Each individual recommendation was reviewed to assure we understood 'what it was saying' and thoughts –examples, potential pro and con impacts- were shared in a lively atmosphere.
7. **Lighting Ordinance:** Following discussion, it was decided we needed time on this.
8. **Public Emergency Card:** Carla to print draft revision from last meeting on card stock and forward to the Select Board.
9. **Meeting Dates:** (a) **Balance of 2007...** November 14 (Public Hearing to precede meeting). No December meeting. (b) **2008...** The Commission will continue with regularly scheduled meetings on the third Wednesday of each month with option to change or cancel.
10. **OTHER:**
 - a) **Riparian buffers:** Davis talked with Del Cloud (Zoning Administrator) about how situations are handled presently and learned that floodplain language or 'Statute language' regarding wetlands (Title 10, Section 6085) is used as pertinent.
 - b) **Land Use Implementation Manual:** Provided by Two Rivers. Davis took to review.
 - c) **Planning Commission Report for the March 2008 Town Meeting:** Davis offered to draft. Suggested topics to be included were: Zoning and Subdivision amendments for compliance with Chapter 117, meeting with Barnard representative to discuss affordable housing, presentation by Hans Hilke regarding zoning to preserve wildlife habitat, and floodplain regulations changes.

11. **Next Meeting / Agenda Topics:**

Wednesday, NOVEMBER 14th
7:00 PM at the Town Office

Agenda:

Public Hearing on Floodplain changes
Discussion and Decisions- input from Hearing
Discussion: Lighting Ordinance
Review Draft for 2008 Town Meeting Report
Prioritize Build Out Recommendations as Work Projects

12. **Adjourn:** 8:57 PM.