

BETHEL PLANNING COMMISSION  
**Minutes for March 21, 2012 Meeting**  
*At Town Hall Conference Room*

Attending: Fred Dieffenbach, Andrew Delaney (Chair); John Duddie; Cecil Washburn

1. **Call to Order:** 7:05 P.M.
2. **Review/Revise Agenda:** No changes.
3. **Minutes—Meeting of February 15, 2012**
  - a. Approved as distributed in draft form on February 16, 2012. Two minor changes. One change in Item 3 (Change “01/1/12” to “01/18/12”) and one change in members attending (“Duffie” to “Duddie”).
4. **Correspondence**
  - a. Meeting at Town Hall due to Rabies Clinic. Any additional correspondence (not mentioned below) will be reviewed next meeting; correspondence will be checked in the interim in case anything urgent is pending. If there is urgent correspondence, then notification will be via email (regular mail for Cecil).
  - b. Two pieces of correspondence via Carla Hodgdon’s email of March 7, 2012
    - i. Notice for Public Hearing regarding the Rochester Town Plan on Monday, March 19th at 7:00 PM at the Rochester Town Office. The Rochester Town Plan is being readopted with no changes to allow the Planning Commission time to redraft it with reflections of the 'community's current vision for the future'. A public hearing is required despite lack of changes.  
While this plan remains the same as previously, the sections regarding land use [and indirectly zoning] might be of interest. I noted -I think- only four base zoning districts with two overlay areas [water recharge and flood hazard]. It might be helpful at some point as we proceed with relooking at Bethel's.
    - ii. Project Review Sheet for Amsden [River Street] to replace destroyed wastewater system. This work will need to be conducted within the floodplain.
5. **Community Meeting to Discuss Emergency Preparedness?**
  - a. Planning Commission’s role is advisory. In order for a community meeting to be effective, the Selectboard will have to participate and approve any changes to Town Plan’s Emergency Response provisions.
  - b. Planning Commission members, individually, will make lists of suggestions for future emergencies.
  - c. Look toward a meeting with the Selectboard that includes the public. Andrew will look into arrangements.
  - d. There is an Emergency Operations Plan that can hopefully be supplemented with any information that comes forward at this meeting.
  - e. The goal of this meeting would be to get community input so that we can develop a more-comprehensive plan for responding to emergencies in the future.
6. **Hamlets/Land Use Areas/Revised Highway Area**
  - a. Members will continue to review the Future Land Use maps and “markup” these maps. We will review the maps at our next meeting when more members are present.

- b. We need to make the Land Use Areas “work” with the Zoning. Some Zoning may have to be reviewed and perhaps changed.

**7. Other**

- a. Discussed logistics of proposed joint meeting.
- b. DRB needs to meet with Planning Commission at some point to discuss zoning problems. This meeting will be scheduled as soon as convenient.

**8. Next Meeting—Agenda Items**

Wednesday, **April 18, 2012**  
*7:00 PM at the Bethel Town Office*

**Agenda Items:**

- 1. Standard Agenda Items
- 2. Review Land Use Mapping
- 3. Continue discussion re: Emergency response considerations
- 4. Other

**9. Adjourn:** 8:30 P.M.

Distributed March 22, 2012  
Approved April 18, 2012