

BETHEL PLANING COMMISSION
Minutes: Meeting of April 18, 2012

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Attending: Andrew Delaney (Chair); Fred Dieffenbach; Peter Dohrn; Carla Hodgdon.

1. **Call to Order:** 7:00 PM.
2. **Review / Revise Agenda:** Bethel Watershed Group meeting of 04/17/12 added to 'OTHER'.
3. **Minutes, Meeting of 03/21/12:** Approved as distributed March 22nd.
4. **Correspondence:** (a) Notifications from TRORC regarding two Public Hearings on proposed amendments to Regional Plan: Fred, Peter, and Carla may be able to attend May 2nd in Randolph; (b) Information/permits for two water/sewer applications, both mitigation from Hurricane Irene: file.
5. **Review Land Use Mapping:** Discussion: 'The issue' identified as Bethel having too many land use areas, which incorporates concerns for the minimum lot size, location and types of allowable use- particularly the Highway Land Use Area. The fact that -although Bethel has approved and adopted the most recent Town Plan- 'the State' has not yet confirmed compliance with regional or state parameters, which makes resolution of this/these issue(s) more pressing than originally understood. The concept of creating identified 'hamlet' areas where development would be permitted is valid, however, complicated when 'slope' is taken into consideration. 'Soil' may not be the concern it has usually been, given new septic technology. The Commission will work on developing a proposal and obtain input from others before presenting concepts to the Select Board. **Action: Carla will obtain Land Use maps: Fred will then produce an overlay to allow assessment of available land for development within the boundaries of slope and flood hazard. Subsequent to a tentative Commission proposal, input from TRORC, DRB, and Zoning Administrator will be invited**
6. **Continue Discussion re: Emergency Response Considerations:** The Select Board appears to be addressing needed changes in the Emergency Response Plan without involving the Planning Commission. A meeting was scheduled on April 6th with a neutral facilitator. [Different dates were published in different newspapers, creating some confusion about actual date.] It is Commission member understanding that the facilitator would produce minutes- none are known to be available at present. Comments from public who attended indicated that the meeting was positive; identified communication, communication, communication as the major concern; an observation that more attention was paid to mitigation than to the response PLAN. **Action: As the desired goal is being considered, the Planning Commission need not pursue this issue further.**
7. **Bethel Watershed Group meeting on 04/17/12:** Well attended by Bethel residents as well as numerous interest groups. White River Partnership representatives available to do a 'Phase II Analysis of the river and all tributaries... this could/would identify potential risks for the future [for example: culvert size, river bank stability]. There is no cost to the Town, nor is it under any obligation to act on the information made available. Also available are Google maps of the 'before' and 'after' Irene- these can be overlaid to indicate resulting changes in river and tributary lines. Next meetings will be: May 22nd and June 12th.
8. **Next Meeting / Agenda Items:** Wednesday, May 16, 2012
Agenda item: Land Use Mapping.
9. **Adjourn:** 8:30 PM.

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Approved: 06/20/12.