

BETHEL PLANNING COMMISSION

Minutes: Meeting of June 20, 2012

Page 1 of 1

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

- 1. Call to Order:** 7:10 PM.
- 2. Review / Revise Agenda:** April minutes added to #3; Municipal Planning Grants for FY13 inserted under 'OTHER'.
- 3. Minutes of Meetings on April 18 and May 16, 2012:** Approved as distributed in draft on 04/20/12 and 05/17/12.
- 4. Correspondence:** (a) Certificate of Public Good, Bethel Mills LLC: to establish a group net-metered system- file; (b) Braintree Town Plan revision with notice of Public Hearing- file; (c) Notice of on-site examination and public hearing re portion of Old Route 12 [TH79] for reclassification or discontinuance- file.
- 5. Review Barnard Town Plan:** Consensus to table discussion until current issue of land use resolved. Of continued interest, being our first combined Zoning and Subdivision document.
- 6. Land Use Discussion:** Lengthy exchange re existing base zoning districts and purpose of each, permitted or conditional uses, minimal lot size. Overlays reviewed: immensely helpful clarifying 'useable' land within the existing Highway Development District [i.e, not flood hazard and not steep slope]. **The following objectives were agreed on: (a) Reduce the number of base zoning districts within the 'village'; (b) reduce the size of the Highway Development District; (c) consider re-drawing lines of existing base zoning districts.** To facilitate further discussion, Carla will create a matrix of: (a) existing base zoning districts- permitted/conditional uses, minimum lot size, etc; (b) the same information from adjoining/similar towns.
- 7. OTHER. Municipal Planning Grants for FY13:** Copies of 'Program Description' distributed and reviewed. By unanimous decision it was decided that Bethel should apply for a grant not exceeding \$8,000 'to create a municipal plan intended for regional approval'. Chris Sargent [TRORC] has agreed to assist with the application process – TRORC staff will be available to assist with the project per se. He will attend our August meeting to finalize grant components and plans.
- 8. Next Meeting / Agenda Items: JULY 18, 2012 [Wednesday]
 7:00 PM at the Bethel Town Office
 Agenda items: Continue with Land Use Discussion.**
- 9. Adjourn:** 8:55 PM.

Distributed: 06/22/12.
Approved: 07/20/12.