

BETHEL PLANNING COMMISSION

Minutes: Meeting of 07/18/12

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Attending: Andrew Delaney (Chair); Peter Dohrn; Carla Hodgdon; Cecil Washburn.

1. **Call to Order:** 7:05 PM.
2. **Review / Revise Agenda:** Accepted as distributed on 07/13/12.
3. **Minutes- Meeting of 06/20/12:** Accepted as distributed in DRAFT on 06/22/12.
4. **Correspondence:** (a) Two letters re Bethel Mills petition for Certificate of Public Good- file; (b) Inquiry from VT League of Cities and Towns re any town regulation re establishment or operation of marijuana dispensaries- file. Since Bethel has no medical facility located within its borders, it was felt that the chances of a dispensary being contemplated in Bethel are slim; (c) Agency of Natural Resources publication 'Report on the Health of Vermont's Environment'- file. Content was scanned.
5. **Land Use Discussion:**
 - a) **review existing Base Zoning Districts (BZD) and same for adjoining towns:** Material from Fred Dieffenbach [Commissioner member, unable to attend tonight's meeting] reviewed in detail. BZD organization of a variety of other towns reviewed briefly [Rochester, Barnard, Plymouth].
 - b) **Reduce the number of BZD within the 'village';** Tentative consensus to reduce from four (4) to two (2) by combining Village Residential with Village Business and Village Commercial with Village Industrial. Need to fine-tune permitted and conditional uses.
 - c) **Reduce size of Highway Development District:** Tentative consensus to eliminate this district as such. A couple of concerns regarding minimum lot size [MLS] and permitted/conditional use. Carla to talk with Listers re possible impact on existing landowners if MLS increases or decreases.
 - d) **Re-draw lines of BZDs:** Existing BZDs reviewed and discussed. Possible changes mentioned. No action taken. Trying to identify more generic BZD 'names'.
6. **Consider Amendment, Item VII.A, 'Bethel Planning Commission Rules of Procedure':** Second sentence 'A quorum for the Bethel Planning Commission shall consist of four (4) members' changed by unanimous vote to: 'A quorum for the Bethel Planning Commission shall consist of a majority of all Commissioners'. Concern was expressed re recent action by the Select Board in that no discussion with nor input from Commissioners presently serving was solicited before reducing the number from seven to five. Names of interested residents have been forwarded routinely to the Town Manager and Select Board over the past two years. To the best of our knowledge or recollection, these individuals have never been notified that they are unacceptable. In the event that future vacancies arise, it would be helpful to have clarification of qualifications being sought to facilitate appointment to the Commission.
7. **OTHER:** Question was raised whether Planning Commission minutes are being posted on the Town website. In the past, the Secretary/Clerk uploaded these as PDF documents to the BBA website. If these are being posted, another question was raised: are the postings in PDF format so changes cannot be made? Carla will check into this with Abbie.
8. **Next Meeting / Agenda Items:** **Wednesday, AUGUST 15 2012**
7:00 PM at the Bethel Town Office
Agenda Item: Continue Land Use Discussion
Fine-tune groundwork done by Fred
Formulate MPG components with Chris Sargent
9. **Adjourn:** 8:30 PM.

Distributed: 07/22/12.
Approved: 081512.