

BETHEL PLANNING COMMISSION

Minutes: Meeting of 08/15/12

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Attending: Andrew Delaney (Chair); Fred Dieffenbach, Peter Dohrn, Carla Hodgdon, Cecil Washburn. Guests: Vanessa Brown; Mary Floyd; Emily Miller; Mary Russ; Carl Russell; Dave Stanley.

- 1. Call to Order:** 7:04 PM.
- 2. Review / Revise Agenda:** No changes to DRAFT distributed on 08/10/12.
- 3. Bethel Watershed Study Group:** Mary Floyd gave a brief overview of the Watershed Group's meetings and their goal to educate themselves and the community about aspects of the recent flood events and to explore possible ways to minimize future damage. Mary Russ of the White River Partnership gave a presentation on the Phase I (completed) & II (pending receipt of an applied-for grant) Geomorphic Assessment Programs and explained how that project would collect information about the Upper White River and its tributaries to identify flood related restoration and protection projects. A discussion period followed with further explanation. Potential roles for the Planning Commission in regards to the Phase II Assessment were: (a) to participate in the river corridor planning process; (b) to involve key partners in the assessment process; (c) to build consensus for implementation strategies; (d) to help craft local river-related ordinances; and (e) to encourage adoption of Flood Erosion Hazard zones. The Planning Commission expressed interest in the project and asked that it be kept informed of other Watershed Study Group activities. Mary Floyd accepted a copy of the 'Natural Resources' portion of the current Bethel Town Plan with accompanying Goals, Policies, and Recommendations for Action: the Watershed Study Group agreed to propose recommended additions to these.
- 4. Municipal Planning Grant (MPG) Components & Application:** We had understood from Chris Sargent that a representative of TRORC would attend this meeting to assist with defining details for a MPG to assist with community outreach as the Commission labors to amend the Bethel Town Plan so that regional and state adoption are secured. Deadline for applications is September 28, 2012. Andrew will follow up with Two Rivers. We are mindful that the current Zoning Ordinance will need to be amended as well as the Bethel Town Plan to assure that the two 'march in tandem'.
- 5. Minutes – Meeting of 07/18/12:** Approved as distributed in draft on 07/22/12.
- 6. Correspondence:** None.
- 7. Land Use Discussion, Continued:** Limited discussion and no action. Acknowledged need to amend both Zoning and Town Plan. Suggested consideration of varying

minimal lot size in a Base Zoning District (BZD), depending on whether residential or business- setback variation already exists for the same.

8. **OTHER:** It was noted that John Duddie (whose term on the Commission expired at the end of June) had served as Vice-Chair. Fred Dieffenbach was nominated and seconded to this office with a unanimous vote in the affirmative.
9. **Next Meeting / Agenda Items:** SEPTEMBER 19th 2012. 7:00 pm at the Bethel Town Office. Agenda items:
 - beneficial skills for future Commission members;
 - 'best sense' Base Zoning Districts;
 - Municipal Planning Grant status.

10. Adjourn: 8:50 PM.

Distributed: 08/18/12.
Approved: 09/19/12.