

BETHEL PLANNING COMMISSION  
**Minutes: Meeting of 10/17/12**

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

1. **Call to Order:** 7:10 PM.
2. **Review / Revise Agenda:** No changes to Draft distributed 10/10/12.
3. **Minutes Meeting of 09/19/12:** Approved as distributed in draft on 09/24/12.
4. **Correspondence:** None found in Commission's mail slot.
5. **Skills / Expertise for Future Commission members:** Members were unable to find a single instance where municipalities specified skills for voluntary service other than the willingness to serve, the ability to fairly review issues, and the ability to make decisions. Technical qualifications were deemed unnecessary as municipalities have access to skilled consultants and other experts for guidance. By consensus, members decided that this matter has been dealt with and will again forward names of interested individuals to the Select Board.
6. **Land Use Discussion, cont'd:** a) **meld statutes/plan review & Fact Sheet into one document:** Andrew's review of statutes and excerpts from our MPG application [copies distributed] assisted with clarity for concerns needing to be addressed. He and Fred will continue to work on melding this into a one-page Fact Sheet. Carla is having difficulty updating data in the current Town Plan, as sources for a number of charts is not documented. It was agreed that she will utilize data needs per Andrew's review as a baseline and we will consider eliminating others; b) **permitted/conditional/ excluded uses per Base Zoning District (BZD):** Prior to the next meeting, members will review Fred's proposed permitted and conditional uses for each BZD. It was agreed that we will also identify 'excluded' uses for each. Peter needs a 'word' copy of the Bethel Zoning Ordinance to permit review-able copies of identified changes needed in that document to assure compatibility with an amended Town Plan- Carla will assure that he and Fred are sent one; c) **work on defining BZD boundaries:** Fred will send members a map of the proposed BZD: these do not differ from existing, just condensed to be fewer with existing BZDs merged together. It was noted that we need to identify 'accessory' areas where industrial development would be encouraged. It was also noted that this would be the ideal time to review outlying areas for any potential changes. d) **'next steps':** Being mindful that a final draft of this major undertaking needs to be completed by February to assure adequate time for public meetings and public hearings, It is desirable that we not barge ahead without some assurance that we are 'on the right track'. Andrew will check in with Chris Sargent to see if he could/would attend our next meeting or otherwise provide a 'yea' or 'nay' regarding our efforts and direction.
7. **OTHER:** No items. Prior to this meeting's start, Carla shared that she has suggested to Mary Floyd that the Watershed Group propose Goals, Planning Principles [Policies], and Recommendations for Action specific to their activities for this Commission to consider for inclusion in the amended Town Plan.
8. **Next Meeting / Agenda Items:** Wednesday, NOVEMBER 28<sup>th</sup> 2012  
[NOTE: This is the 4<sup>th</sup> Wednesday]  
Agenda items:
  - a) review/finalize Fact Sheet
  - b) review updated data
  - c) finalize BZD uses & boundaries
  - d) identify 'accessory' areas for industrial dev
  - d) develop plan for ZO changes needed
9. **Adjourn:** 8:15 PM.

Distributed: 10/19/12.  
Approved: 11/18/12