BETHEL PLANNING COMMISSION
Minutes: Meeting of 02/17/16

Attending: Fred Dieffenbach [serving as Chair], Peter Dohrn, Carla Hodgdon, Chris Sargent [TRORC], Cecil Washburn.

1. **Call to Order: 7:10 PM.**

2. **Review / Revise Agenda:** No changes to draft distributed 02/11/16.

3. **Minutes- Meeting of 01/20/16:** Approved as distributed in draft on 01/22/16.

4. **Correspondence:** None.

5. **Proposed Amendments to the Bethel Unified Bylaw: Chapter 6 [*'Conditional Use Approval'*]:** Reviewed in its entirety. Minor changes made to language. Additional detail included to provide clarification now required by statute. *Site Plan Approval* [versus *Conditional Use Approval*] section 'fleshed out'. Additional language regarding *Common Facilities, Common Land, & Land to be Conserved* included to clarify applicant/subsequent property owner versus Town responsibilities.

6. **Other Business as Necessary:** None.

7. **Next Meeting / Agenda Items:**

   Wednesday, **MARCH 16** at 7:00 PM in the Bethel Town Offices.
   Agenda items: (a) Proposed amendments to and inclusion of Subdivision Regulations into the Unified Bylaw.
   (b) Proposed revised definitions section.
   [Note: Chapter 9 (*'Enactment'*) of the existing Bethel Zoning Ordinance, has been moved into the *Administration* Chapter.] Realization of the March items will complete our draft of proposed amendments.

8. **Adjourn:** 8:30 PM.

Distributed 02/20/16.

DRAFT