

BETHEL PLANNING COMMISSION
Minutes: Meeting of 02/18/15

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Attending: Andrew Delaney (Chair), Fred Dieffenbach, Peter Dohrn, Carla Hodgdon, Chris Sargent (TRORC), Cecil Washburn.

1. **Call to Order:** 7:01 PM.
2. **Review / Revise Agenda:** No changes to Draft distributed 02/12/15.
3. **Minutes of the 01/21/15 Meeting:** Approved as distributed in Draft on 01/23/15.
4. **Correspondence:** Copy, information submitted by AT&T for upgrades on tower at Town Garage. Commission questioned whether co-location with other providers was part of original permitting by PSB and if so, would it be pursued to ‘enhance cellular coverage in Town’ [Bethel Town Plan recommendation, Utilities & Facilities Chapter].
5. **Organizing for Proposing Zoning Ordinance Amendments:** Chris shared ‘scope of work’ from Municipal Planning Grant including an overview of known changes to be made to the ordinance. Commission agreed that a conversation with the Selectboard regarding flood hazard restrictions balanced with FEMA/State reimbursement for possible flood damage is necessary (hopefully during March) before holding a Public Forum (tentatively, at the time of our April meeting) to gauge residents’ sentiment for flood hazard areas. Chris will correspond with Selectboard members regarding this as well as research how many lots would be affected were a 50’ setback from streambeds enacted. Andrew will pursue requesting input from the DRB, Carla from the ZA, regarding any areas they feel would benefit from revision, clarification, or additions. [We noted that representatives of the CC attended last month’s meeting.] Chris also asked whether the Commission has considered separating Flood Hazard Regulations from the rest of the Zoning Ordinance: at their request, he will research the implications of this further. Commission members were encouraged to review the Town of Braintree’s unified Zoning and Subdivision document, described as well-organized and comparable with Bethel. Commission members will do this before deciding whether to unify Bethel’s corresponding documents at this time.
6. **OTHER:** No issues or topics identified.
7. **Next Meeting / Agenda Items:** Wednesday, MARCH 18th 2015
Agenda Items: (a) analysis of 50’ setback; (b) discussion with SB regarding flood damage reimbursement vs. setback flexibility; (c) Public Forum format, planning.
8. **Adjourn:** 8:05 PM.

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