

BETHEL PLANNING COMMISSION  
**Minutes: Meeting of 05/07/14**

Page 1 of 1

Attending: Andrew Delaney (Chair), Fred Diefenbach, Peter Dohrn, Louise Ferris-Burt (Chair, Bethel Listers), Carla Hodgdon, Chris Sargent (TRORC), Cecil Washburn.

1. **Call to Order:** 7:07 PM.
2. **Review / Revise Agenda:** No changes to *draft* distributed 05/01/14.
3. **Minutes of 04/16/14 meeting:** No changes to *draft* distributed 04/23/14.
4. **Correspondence:** (a) *Weekly Legislative Reports* for Jan 31<sup>st</sup> and Feb 7<sup>th</sup>- members receive this electronically or via USPS; (b) *VLCT NEWS* – file; (c) electronic Project Review Sheet for 35 Main Street [former apartment house, purchased by Green Mountain Feed] seeking approval to demolish the existing structure and to construct a new grain storage bin- file;  
  
(d) letter presented by Louise Ferris-Burt (Chair, Bethel Listers) regarding non-compliance parcels. Listers routinely notify the Zoning Administrator (ZA) whenever -during ‘drive-arounds’- they notice inconsistencies between issued permits and construction. Follow-up has not been happening since retirement of the former ZA last year. It is Louise’s understanding that the Planning Commission (PC) was to have made a specific recommendation to the Selectboard for filling the ZA position. This has not been done. Discussion: the PC –in April- was under the impression that the Town Manager had been appointed ZA prior to that April meeting. Chair Delaney will write the Selectboard and Town Manager to clarify the PC has no problem with Keith Arlund as Zoning Administrator, however, continues to consider the potential/perceived conflict-of-interest a concern having the same individual serving two capacities.
5. **Discussion: Proposed Amendments to Bethel Town Plan:** *Natural Resources* chapter and *Education* component reviewed and revised. Carla Hodgdon will check with John Hubble at the school regarding current status of the ‘priority projects’ developed by the School Board and send that information to Chris Sargent. Base Zoning maps were reviewed previously and are consistent with proposed amendments. Remaining to be written and reviewed- are the *Agriculture* and *Implementation* chapters.
6. **Other:** No topics identified.
7. **Next Meeting(s) / Agenda Items:** [7:00 PM at the Bethel Town Office]  
Wednesday, **MAY 21<sup>st</sup>**  
*Implementation & Agriculture* chapters  
[Timeline: Complete review of all proposed amendments in June, go to Public Hearing in early July, transmittal to the Selectboard by August. In September, the Commission will apply for a Municipal Planning Grant for assistance from TRORC with Zoning Ordinance/Subdivision Regulation amendments to assure consistency with the Town Plan.
8. **Adjourn:** 8:43 PM.

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