

BETHEL PLANNING COMMISSION  
**Minutes: Meeting of 07/15/15**

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

1. **Call to Order:** 7:07 PM.
2. **Minutes of 05/20/15 and 06/17/15 Meetings:** Approved as distributed in draft.
3. **Correspondence:** (a) Letter from Randolph Zoning Administrator regarding an interim amendment to allow 'light manufacturing' as a permitted use in the Commercial District- file; (b) Two notices from VT Environmental Research Associates, Inc., one reflecting revisions in an application regarding the net metering project at 2338 Dartt Hill Road, the other reflecting revised responses in that same application- file; (c) Copy of DuBois & King's Act 250 Application for an addition to the (VT Castings) foundry in Randolph- file.
4. **Review Revised Chapter 1 ['General Provisions']:** Reviewed in its entirety. [Most lifted from the current Zoning Ordinance.] Minor changes made in language and grammar. Some duplicative wording deleted.
5. **Review Revised Chapter 2 ['Application of this Bylaw']:** Reviewed in its entirety. Corrections made in grammar. Some additional language added to clarify requirements (for example, what defines 'Start of Development', and 'Expiration of Permit'): insets also approved to provide 'encapsulated' clarity (for example, 'You need a Permit...' and 'Is My Farm Structure Exempt?'). 'Uses Exempt from This Bylaw' expanded to help clarify certain actions. Two new sections added: 'Limitations on Regulation under this Bylaw' and 'Referral to State Agency'.
6. **Review Revised Chapter 3 ['Requirements for All Districts']:** Sections 3.1 through 3.84 (of 3.26) reviewed. Previously separate sections 'Non-conforming Uses' and 'Non-complying Structures' combined. Some changes made in language and grammar. Some clarification added to criteria for DRB to consider regarding 'Required Frontage On, Or Access To, Public Roads'. Additional clarification added regarding 'Lots in Two Zoning Districts'. Additional detail added to more clearly define an 'abandoned' structure. 'Shared Parking' added as a new section immediately following 'Minimum Off-Street Parking Requirements'.
7. **OTHER:** No topics or items mentioned.
8. **Next Meeting / Agenda Items:** Wednesday, August 19 2015.  
Agenda Items: Continue review of Bethel Zoning Ordinance proposed revisions.
9. **Adjourn:** 8:50 PM.

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