

BETHEL PLANNING COMMISSION  
**Minutes: Meeting of 11/28/12**

Attending: Andrew Delaney (Chair); Fred Dieffenbach; Peter Dohrn; Chris Sargent (TRORC).

1. **Call to Order:** 7:01 PM.
2. **Review / Revise Agenda:** No changes to Draft distributed 11/24/12.
3. **Minutes Meeting of 10/17/12:** Approved as distributed in draft on 10/19/12.
4. **Correspondence:** Copy of reappointment letter to Peter Dohrn; term ending June 30, 2015.
5. **Land Use Discussion, cont'd:**

Chris Sargent spoke in general terms about how the changes to the Town Plan the TRORC is seeking in order to recommend adoption of the Town Plan will not necessarily be incongruent with what the Town wants. There is common ground to explore.

  - a. **Identify 'accessory' areas for industrial development;**  
Discussion deferred on this topic for the time being.
  - b. **BZD uses & boundaries;**  
Fred presented several maps showing areas affected by the proposed changes to Base Zoning Districts. Discussion focused on the effect of merging certain BZDs. Important to identify commercial uses clearly. Finalizing the Base Zoning Districts will have to occur over the next couple months.
  - c. **Fact Sheet;**  
Fred and Andrew will continue to work on this via email. A copy will be sent to the Selectboard after Planning Commission Members have a chance to review.
  - d. **ZO amendments needed;**  
This is going to have to be an ongoing effort, especially in light of the need to address uses.
  - e. **Review updated data.**  
Chris mentioned that updated data review will be part of the grant-implementation process. Reviewed maps prepared by Fred.
6. **Plan for Town Plan Areas Needing Amendment [per MPG application]:**
  - a. Chris will work on these areas under the grant and so there's no need to duplicate efforts.
7. **Update: Watershed Group.**
  - a. No official update from the Watershed Group. Will follow up.
8. **OTHER:**
  - a. Regarding Carla's suggestion to consolidate the information contained in Appendices within the corresponding chapters (via email to Andrew 11/28/12), the members present unanimously agreed that this was an excellent suggestion.
9. **Next Meeting / Agenda Items:** Wednesday, December 19, 2012  
Agenda items:
  - a) Standard Agenda Items
  - b) Follow up on MPG Items
  - c) Chris Sargent (*if* award made before 12/19/12)
  - d) Other
10. **Adjourn:** 8:13 PM.

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