

BETHEL PLANNING COMMISSION
MINUTES: Meeting of 01/16/13

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

1. **Call to Order:** 7:07 PM.
2. **Review / Revise Agenda:** No changes to DRAFT distributed 01/10/13.
3. **Minutes Meeting of 12/19/12:** Approved as distributed in DRAFT 01/05/13.
4. **Correspondence:** (1) Letter to Town from TRORC acknowledging and thanking for annual dues- file; (2) Amended Tunbridge Town Plan for review and comment. [No notice of public hearing included.]- file.
5. **Municipal Planning Grant / Chris Sargent:**
 - a. **grant-related vs. other activities:** MPG will cover work on Town Plan to develop draft of document for approval by TRORC and 'State'. Changes in Zoning Ordinance to assure compatibility with amended Town Plan is responsibility of Commission.
 - b. **roles: Commission / TRORC:** TRORC will draft agreed-on amendments for Town Plan, assure it is to Commission members in advance of meetings, make changes as necessary, and provide final draft. TRORC will coordinate Public Hearings. Carla will send Chris copies of: proposed Base Zoning District consolidation, maps of the same proposed consolidations, proposed permitted and conditional uses in consolidated base zones, and Zoning Ordinance pages requiring changes with proposed Town Plan amendments. Commission members will review provided materials and edit the same to produce a final draft. Prior to the February meeting, Commission members will review the current Bethel Town Plan to identify any components needing change/ updating besides *Land Use* and *Economic Development*.
 - c. **timeline:** A draft of the amended Bethel Town Plan must be submitted to the Department of Economic, Housing and Community Development by 05/16/14. This group felt that work could and would be completed prior to that date. However, the original timeline suggested by the Commission [complete work by June of 2013] is unreasonably ambitious. Commission members expressed concern regarding Bethel's ineligibility for certain grants without an approved Town Plan, specifically 'Village Designation'. Chris checked and ascertained that this grant was renewed in June of 2011, covering a 5-year period. Until an approved Town Plan is in place, Bethel will probably be ineligible for 'Community Development Block Grants'. A loose timeline will be sketched out once the scope of necessary Town Plan amendments is clear.
 - d. **specifications for Town of Bethel contract to complete grant components:** Done.
6. **Other:** Andrew was acknowledged for completing and submitting the Commission's annual summary for inclusion in March Town Warning.
7. **Next Meeting / Agenda Items:** **Wednesday- FEBRUARY 20, 2013**
7:00 PM at the Bethel Town Office
AGENDA ITEM: Identify information needing update in the Town Plan.
8. **Adjourn:** 8:00 PM.

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