

Bethel Planning Commission
DRAFT Minutes, Meeting of 04/17/13

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Attending: Andrew Delaney (Chair); Fred Dieffenbach; Carla Hodgdon; Cecil Washburn.

1. **Call to Order:** 7:05 PM.
2. **Review / Revise Agenda:** No changes to draft distributed on 04/14/13.
3. **Minutes of 03/20/13 Meeting:** Approved with no changes.
4. **Correspondence:** Notification from VLCT regarding upcoming forum- received by all but possibly Fred.
5. **Town Plan:**
 - a. **Draft policies with better/increased specificity:** Agreed this is needed. Some question whether this is something Chris [Sargent] will draft as part of his grant work.
 - b. **Permitted/conditional/excluded land uses in Base Zoning Districts:** Noted that Planned Unit Developments [PUDs] and Group or Residential Care Homes with more than eight residents not mentioned. Discussion that PUDs would not 'fit' in Village District- but would be appropriate for Medium Density as conditional [to assure parking]. Discussion that Group or Residential Care Homes could 'fit' in Village as conditional or Medium Density as permitted [again, to assure adequate parking].

Additional discussion hampered by not knowing anticipated timeline or tasks this group should address per Chris Sargent's schedule. Until these factors are known, it is difficult to identify pertinent agenda items for upcoming meetings.
6. **Next Meeting / Agenda Items: May 15th 2013**

Agenda Items: Conversation/discussion with Chris Sargent re:

 1. tentative timeline for grant work;
 2. progress to date;
 3. tasks for Planning Commission.
7. **Adjourn:** 8:00 PM.

Distributed 04/22/13.