

BETHEL PLANNING COMMISSION
Minutes: Meeting of 12/16/15

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Attending: Andrew Delaney (Chair), Fred Dieffenbach, Peter Dohrn, Carla Hodgdon, Carl Russell (Selectboard), Chris Sargent (TRORC), Cecil Washburn.

1. **Call to Order:** 7:10 PM.
2. **Review / Revise Agenda:** Discussion of solar projects added to 'Other Business'.
3. **Minutes Meeting of 11/18/15:** Fred Dieffenbach removed as attending. Minutes then approved as distributed in draft on 12/10/15.
4. **Correspondence:** Email messages from Town Manager and Julie Nelson, resident, to be included in discussion under 'Other'.
5. **Proposed Amendments to Bethel Unified Bylaw:** Chapter V ['Administrative Permits'] reviewed in its entirety with minor changes in or additions to language. It was acknowledged that some additions to the text are to provide clarity: Commission members felt this would be helpful for users of the Unified Bylaw.
6. **Other Business as Necessary:** Proposed solar projects on Christian Hill (VERA Renewables) and Sunrise (Sun Common) Roads. General discussion evolved with no specific action decided upon. The following generalities were made:
 - a) The Public Service Board is not required to consider local zoning for proposals such as these;
 - b) Opposition to such projects appears predominantly subjective rather than substantive;
 - c) It is questionable if these proposals are development for development's sake to assure availability of federal incentives that will expire soon;
 - d) These proposals are commercial development in residentially zoned districts. At a minimum, they should conform to requirements of all other commercial developments. Of particular import would be screening considerations.
7. **Next Meeting / Agenda Items: Wednesday, JANUARY 20, 2016**
[7:00 PM at the Bethel Town Office]
Agenda Items:
 - a) Proposed amendments to Bethel Unified Bylaw- Chapter 6 plus any other materials received prior to the meeting;
 - b) Annual election of officers;
 - c) Any other business as necessary.
8. **Adjourn:** 8:25 PM.

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