

**Winhall Planning Commission
Bondville, Vermont 05340
Meeting minutes for Thursday, January 18, 2024**

PRESENT: Marcel Gisquet, Jeff Yates, Lucia Wing, Phil Fitzpatrick, Tami Blanchard

ABSENT: Peter Strife, Cliff DesMarais

CALL TO ORDER: Gisquet opened the meeting at 7:30 PM at the Town Hall in Bondville.

MEMBERS OF PUBLIC: (None)

PUBLIC COMMENTS: (None)

APPROVAL OF PAST MEETING MINUTES:

After review, the meeting minutes of 12/19/23 were approved as presented; *motion by Blanchard; seconded by Yates; unanimous.*

PUGLIESE: RIVER ROAD SUBDIVISION: DISCUSSION

The Planning Commission reviewed the River Road 5-lot subdivision survey map proposed by owner, Cheyanne Pugliese. There was no representative present at the meeting so no action was taken. Review of the survey submitted included mapped flood hazard areas; Red Brook “river corridor” area; location of proposed driveways and house sites; development road partially within the river corridor; base flood elevation not determined in Zone A; and accessing the proposed lots by dry land outside the special flood hazard areas. The WPC concluded the subdivision as proposed was complicated. Discussion also included impacts on eligibility for flood insurance; man-made pond not considered a wetland; Lot 1 which was developed with a previously permitted tiny house and accessed off River Road; and grade and fill of proposed roads. A Formal Sketch Plan Review with the subdivider and/or her representative(s) was scheduled for the Planning meeting on 2/6/24.

STR ORDINANCE: VLCT LEGAL REVIEW:

Gisquet reported VLCT had concluded its legal review of the STR draft. In a letter to the Selectboard, VLCT pointed out main points and areas requiring special attention. Those included:

- 1) Regulating STR's through the Ordinance and removing any references to zoning.
- 2) Residency Requirements: be sure that language describing residency requirements was not discriminatory.
- 3) Conflict of Law: Remove references to provisions in the Ordinance requiring State regulation, for example, the State's fire and building safety codes. A local ordinance had no jurisdiction over State law.

Gisquet would forward the VLCT cover letter and edited draft of the Ordinance to the PC members to take a closer look at VLCT's recommendations and requirements to be prepared for further discussion at a future meeting.

TOWN PLAN AMENDMENT REPORT:

Gisquet reported a public hearing was warned for 2/7/24 at which time the Selectboard would adopt the Town Plan Amendment allowing for a Village Center Designation and future grants. He reported the Windham Regional Commission could approve the Amendment at their review committee meeting in March. Something that came up related to the future designation of a Village Center in Bondville and the feasibility of sending sewerage to the SWFD #1 was the idea that a possible solar installation could provide power for pumping uphill.

TOWN PLAN UPDATE REPORT:

Discussion followed about community survey questions which could help with the Town Plan update. The WPC spoke about reviewing the original questionnaire that Winhall sent out in the 90's as well as a questionnaire recently sent out in Weston to see what questions might be beneficial to current Winhall property owners and residents. Gisquet would email the PC both Weston's and Winhall's Community Survey(s) for ideas.

MAIL & CORRESPONDENCE:

(None)

ZONING REPORT:

The Zoning Administrator reported she had issued the first zoning permits of the New Year; additionally, there were a variety of zoning inquiries and questions.

Lucia Wing

Lucia Wing, Secretary
Winhall Planning Commission

Marcel Gisquet

2/6/24

For the Planning Commission:

Date:

