

Winhall Planning Commission
“Meeting Minutes for Tuesday, February 6, 2024

PRESENT: Marcel Gisquet, Lucia Wing, Tami Blanchard, Peter Strife, Jeff Yates, Cliff DesMarais, Phil Fitzpatrick (via phone)

ABSENT: None

MEMBERS OF THE PUBLIC: Matthew Bachler (WRC), Cheyanne Pugliese, Ian Jensen

CALL TO ORDER: Gisquet called the Planning Commission meeting to order at 7:30PM at the Town Hall in Bondville.

APPROVAL OF PAST MEETING MINUTES:

After review, the meeting minutes of January 18, 2024, were approved as presented; *motion by Blanchard; seconded by Yates; unanimous.*

PUBLIC COMMENTS:

(None)

WRC: TOWN PLAN: POWER POINT PRESENTATION:

Matthew Bachler representing the Windham Regional Commission came before the Planning Commission to talk about the Municipal Planning Grant recently awarded Winhall to update the Town Plan which officially expired November, 2024. He gave a power point presentation to illustrate the process. Power point discussion items included an overall review of the current Plan to see what had changed over the last eight (8) years; State requirements; community survey questions in process; community needs; housing needs; community profile data update; required hearings and public meetings; training and vocational education opportunities; and incorporating the 2016 recommendations from WRC. Further discussion relative to the Plan Update included agriculture & forestry enterprises; Act 171- forest block and habitat connectors; traffic counts- no longer a concern; Home Act- local land use regulations; wastewater allocation from WSFD #1; and Town Plan Amendment in progress allowing Winhall to submit an application to the Vermont Department of Housing & Community Development (DHCD) for a Village Center Designation. The PC and Bachler anticipated a May start. The Planning Commission thanked Bachler for his informative presentation and planned to meet with him again on 2/20/24 to discuss finalizing the community survey questions.

RIVER ROAD SUBDIVISION: FORMAL SKETCH PLAN REVIEW

Cheyenne Pugliese & Ian Jensen came before the Planning Commission for a Formal Sketch Plan Review for a proposed “major” 5-lot subdivision located off River Road and Winhall Condo Road. The Subdivider had submitted a survey map of the proposed subdivision along with an application form and copy of the deed as required.

Proposed Lot 1 (2.44 acres) was developed with a tiny house onsite. Proposed Lot 2 (3.60 acres) & Lot 3 (6.73 acres) depicted a portion of the proposed subdivision road and hammerhead turn-around in the river corridor; house sites which did not meet the 40’ required zoning setback to the ROW; and shared well. A portion of both proposed septic areas were also in the river

corridor. Portions of the septic systems and a portion of the development road would require a Conditional Use Permit from the Zoning Board of Adjustment. Proposed Lot 5 (2.75 acres) depicted a house site and shared well with Lot 4 which met required setbacks. Proposed Lot 4 (11.71 acres) depicted a house site which met required setbacks. Discussion followed about Class 2 wetlands; man-made pond not considered a wetland; accessing proposed lots by dry land; grade and fill of proposed roads; and Red Brook river corridor setbacks and how those might impact the Town Plan, Flood Hazard, Subdivision, and Zoning Regulations. As part of the Sketch Plan Review process, the PC talked about any proposed developments by public agencies; existing private and public development; facilities and services; or special circumstances that exist on the site might be encountered. In addition, the Subdivider would be required to submit a request for a road name and 911 numbers to the 911 Coordinator. After further review, ***Yates made the motion to recess the Sketch Plan Review to a date and time to be determined so the Subdivider could revise the submitted survey; seconded by Blanchard; unanimous.***

CORRESPONDENCE:

(None)

ZONING ADMINSTRATOR UPDATE:

The Zoning Administrator reported there was not much activity relative to issuing zoning permits but lots of inquiries.

As there was no further business, the Planning Commission adjourned the meeting.

Lucia Wing

Lucia Wing, Secretary
Winhall Planning Commission

Marcel Gísquet

2/20/24

For the Planning Commission

Date: