

Winhall Planning Commission
Bondville, Vermont 05340
Meeting minutes for Tuesday, February, 20, 2024

PRESENT: Marcel Gisquet, Lucia Wing, Tami Blanchard, Cliff DesMarais

ABSENT: Peter Strife, Phil Fitzpatrick, Jeff Yates

MEMBERS OF PUBLIC: Matt Bachler (WRC), Hannah, Laura, Dean Gianotti, Cheyanne Pugliese & Ian Jensen

CALL TO ORDER: Gisquet opened the meeting at 7:35 PM at the Town Hall in Bondville.

PUBLIC COMMENTS: (None)

APPROVAL OF PAST MEETING MINUTES:

After review, the meeting minutes of 2/6/24 were approved as presented; *motion by Blanchard; seconded by DesMarais; unanimous.*

TOWN PLAN UPDATE: SURVEY QUESTIONS: REVIEW:

The Planning Commission and Matt Bachler, Windham Regional Commission, met to review Winhall community survey questions proposed by Bachler and the PC. Survey questions would help establish current Town values and provide a framework for any future zoning regulations and bylaw changes.

Review included eighteen (18) questions with a few inviting written comments. After review, the PC and Bachler deleted six (6) survey questions. Discussion followed about having a two-part survey. The PC and Bachler agreed the survey should consist of completing only one part not two.

Other discussion with those at the meeting included exploring community water and wastewater options in the Village of Bondville and encouraging cluster development (PUD's).

Some questions were rewritten for clarity. Bachler would provide a sample of the survey for members to take and suggest changes. The PC would mail out a postcard to all residents and homeowners with a link inviting

participation in the survey. They would also post the link on the website and in the News Guide.

CHEYANNE PUGLIESE: RIVER ROAD SUBDIVISION: FORMAL SKETCH PLAN REVIEW RECESSED FROM 2/6/24:

The Planning Commission reconvened the Formal Sketch Plan Review for the proposed River Road Subdivision recessed from 2/6/24. The Subdivider submitted a new subdivision plan proposing 4-lots instead of 5-lots which altered the subdivision from a major to a minor subdivision.

Proposed Lot 1 (2.44 acres) with the tiny house did not change. Proposed Lot 2 (3.60 acres) and proposed Lot 3 (6.73 acres) did not change in size, but the proposed development road was relocated partially into the wetlands buffer to allow for the two (2) house sites to meet the required 40' setback from the ROW; this would require a Wetlands Permit from the State. A portion of the development road including hammerhead had been removed from the river corridor as well as both proposed septic sites. As such, a Conditional Use Permit from the Zoning Board of Adjustment would not be needed. Proposed Lot 5 (2.75 acres) was merged with Lot 4 (11.71 acres) with a house site that met required zoning setbacks. A proposed driveway off the reconfigured hammerhead to new Lot 4 did not encroach on the river corridor.

The Gianottis, who were abutters, commented on the necessity to preserve the unique and pristine quality of the parcel being subdivided.

The Subdivider would also be required to provide the following items along with the complete application:

- 1) ANR "Permit Navigator" to see what other permits might be required.
- 2) Calculations used to determine a need for a stormwater permit.
- 3) A formal request for a waiver from the 24' traveled way.
- 4) A road name.
- 5) Wastewater Permit from the State.
- 6) A road and shared wastewater maintenance agreement.
- 7) An erosion control plan.

Pugliese would keep the Planning Commission informed as she moved forward with the above items.

MAIL & CORRESPONDENCE:

(None)

ZONING REPORT:

The Zoning Administrator reported (5) zoning permits had been issued to date; there were a variety of zoning inquiries and questions.

CANCELLATION NOTICE:

The PC agreed to cancel its meeting on 3/5/24 as it was Town Meeting Day. Wing would post notices around Town.

Lucia Wing

Lucia Wing, Secretary
Winhall Planning Commission

Marcel Gisquet

3/19/24

For the Planning Commission:

Date: