

**Winhall Planning Commission
Bondville, Vermont 05340**
Meeting minutes for Tuesday, April 4, 2017

PRESENT: Marcel Gisquet, Lucia Wing, Jerry Driscoll, Cliff DesMarais

ABSENT: Tami Blanchard, Pat Glabach, Bob McIntyre

MEMBERS OF THE PUBLIC: None

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

APPROVAL OF PAST MEETING MINUTES:

After review, the Planning Commission approved the meeting minutes of March 21, 2017 as amended; ***motion by Driscoll; seconded by Wing; unanimous.***

ZONING REGULATIONS: CONTINUED DISCUSSION:

The Planning Commission continued discussion of the Zoning Chart. The WPC agreed they would keep the chart but expand its uses. They would delete the transfer of development rights overlay district which was not really a zone and restricted permitted development in the receiving zone. They would delete the forest zone from the chart as well; discussion followed about projects in the forest zone as unlikely especially as lands were owned and controlled by the Federal government. The WPC also discussed deleting the special purpose district since nothing was permitted in the zone which had been created to preserve natural, recreational, scenic resources and protect strip development along the Access Road. The WPC reviewed Section 308: Special Purpose Zoning Districts; discussion followed about shorelands versus shorelines; they preferred shoreline as more descriptive; they deleted 308.2(b) having to do with recreational uses in the special purpose zone. They also added 300.1(a) at the conclusion of the Use Chart referring to Section 308 for special purpose district areas and uses. The WPC agreed to change the (9) zoning districts to (8) zoning districts; discussion included making sure the maps were compatible with special purpose areas and other conservation and recreational protection areas. They Planning Commission agreed to change “*building, mixed use*” from a permitted to a conditional use in the Village zone; discussion followed. They talked about expansion of and types of “*camps*” to include primitive camping, camp grounds, and camp sites; they agreed they would not permit motorized or mechanized equipment. The WPC also brought up the 250-acre parcel owned by the Town of Winhall located at the end of Kendall Farm Road.

OTHER BUSINESS:

VLCT Legislative Action Alert: The WPC reviewed information from VLCT about Act 174 which had established energy planning requirements in 2016. As towns begin to draft renewable energy plans that could meet Act 174 standards, it was generally agreed that the law should be amended to give more flexibility to regional and municipal planning commissions relative to specific technology (solar, wind, hydro etc.); type and size of renewable energy facilities; and whether or not the facility was appropriate for the proposed area.

As there was no other business, the meeting was adjourned.

Lucia Wing, Secretary
Winhall Planning Commission

For the Planning Commission

Date