

Winhall Planning Commission
Bondville, Vermont 05340
“Meeting Minutes for Tuesday, October 18, 2016”

PRESENT: Marcel Gisquet, Lucia Wing, Cliff DesMarais, Jerry Driscoll, Bob McIntyre, Tami Blanchard

ABSENT: Pat Glabach

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 meeting minutes of October 4, 2016 were approved as amended; *motion by Driscoll; seconded by Blanchard; unanimous.*

PUBLIC COMMENTS: (None)

ZONING REGULATIONS: CONTINUED REVIEW:

The Planning Commission continued discussion of the zoning regulations. After discussion of who should notice adjoining landowners for conditional use permits, site plan reviews, or variances, the Planning Commission agreed it would be the responsibility of the Zoning Administrator rather than the applicant; the Zoning Administrator would send out a Certificate of Service by first class mail. The applicant would bear the cost of the public notice and the cost for notification of adjoining landowners. They reviewed Section 512- Public Notice and agreed to add a second paragraph saying: *“It shall be the responsibility of the Zoning Administrator to notify all adjoining landowners by sending a Certificate of Service by first class mail fifteen (15) days prior to the public hearing. All applicants shall bear the cost of the public notice and cost for notification to all adjoining landowners.”* The Planning Commission would add the above paragraph to Site Plan Review as Section 403.7; add it to Section 503- Conditional Use Permit as the third paragraph; and add it to Section 507.2- Variances as e. They agreed to delete Section 514- Review. Next the WPC reviewed Article I and agreed to move the last sentence of Section 103- Interpretation (*If a use is not found in this regulation, it is not permitted.*) to Section 300- Establishment of Zoning Regulations; discussion followed relative to the zoning district use chart which would require careful thought and a thorough overhaul. The WPC began review of Article II- Definitions . They agreed to add *“accessory dwelling unit”* to the chart and discussed the definition of *Agriculture* and adding *Agricultural Structures, Uses, and Setbacks* to the definition section and potentially an agriculture section to the text. Language was not discussed. The WPC agreed to add *Bedroom* to the definitions to read: *Bedroom: A room in a residential structure that has one window, one closet, and one entry/exit that can be closed for privacy; adding a bedroom may alter the effect of the septic capacity;* discussion followed. The WPC concluded their review by discussing the parameters of a *Bed & Breakfast.* and *Camp* and left off at the definition of *“Church.”*

CORRESPONDENCE: (None)

As there was no other business the meeting was adjourned.

Lucia Wing, Secretary
Winhall Planning Commission

For the Planning Commission

Date