

Winhall Planning Commission
Bondville, Vermont 05340
“Meeting Minutes for Tuesday, November 15, 2016”

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

ABSENT: None

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 November 1st and 11th, 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. First they discussed “*land development,*” specifically ponds, grading, and earth disturbance, and agreed a zoning permit issued by the Zoning Administrator should be required. Ponds and grading would be added to the definition of land development to read: “*or of any mining, **pond, grading, excavation or landfill, etc.***” Discussion followed relative to ponds as significant land development as well as land disturbance and grading. The Planning Commission agreed to add to Section 414- Landfill- a final sentence relative to a questionnaire as part of the zoning permit process which would outline what the developer intended for land development. Next the WPC started review of Section 416- Signs. Under Section 416.1, they added language to the end of the first sentence to read- “*unless the Zoning Administrator has issued a sign permit after review and approval of the Planning Commission;*” discussion followed about the importance of the Planning Commission’s role in the sign approval process. The WPC deleted the word “*substantially*” in the first part of the sentence under 416.1 as unnecessary. Under Section 416.2- having to do with signs permitted with a sign permit, the WPC agreed to add under a. “*Signs for residential, rural residential, and recreational use: one (1) professional or home occupation sign not to exceed six (6) square feet on each side;*” they eliminated the next sentence as inconsistent and confusing. They liked the idea of the Village zone as a stand-alone category because it had different sign demands than the proposed and existing commercial zones, or transient lodging district. The WPC discussed reducing free-standing signs to twenty (20) sq. ft. on each side, especially in the proposed commercial district where there would continue to be a mixed use of residential and commercial activity. They discussed allowing more square footage on buildings with the idea that each use may have its own signage on the building not to exceed 60 sq. ft. total. Discussion followed about sign size as a percentage of the building sign; the WPC agreed it would not work well in Winhall.

CORRESPONDENCE:

- 1) The Planning Commission received a memo from the Windham Regional Commission informing them that the total assessment for the Town of Winhall would increase from \$1,434 (fiscal year 2017) to \$1,708 for (fiscal year 2018). This reflected a 20% increase in the per capita assessment rate.

- 2) The WPC received a public notice from The Agency of Natural Resources relative to the draft General Permit 3-9007 for Stormwater Discharges from the Transportation Separate Storm Sewer System.

3) The WPC received an Act 250 minor application notice for construction of a small pond on property owned by Raymond & Ann Marie Forehand located in Stark Farm.

As there was no other business the meeting was adjourned.

Lucia Wing, Secretary
Winhall Planning Commission

For the Planning Commission

Date

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