

April 10, 2017

Town of Woodford  
Planning Commission

"DRAFT"

Present: Susan Wright, Ed Shea, Chuck Suss, John Dovitski, Betty Charette  
Guest: Michael Batchter  
Public: None

Susan called the meeting to order at 6 pm.

The Board agreed to adjust the agenda to compensate for Michael Batchter's attendance. He addressed the fact that Woodford's "Hazard Mitigation Plan" would be expiring in 2018 and that it was time to consider updating the plan sooner rather than later in order to continue to qualify for FEMA funding in the future.

Michael suggested that the Board review it's plan and consider whether it might have new ideas to adjust for it's future needs.

Michael also suggested that the Federal Government suggests that the Board reach out more to involve more of the public for input into the plan. His suggestion was to consider reaching out to the school, businesses, and vested individuals.

Michael suggested that the Board review it's "actions" within the plan, such as "roads and bridges" to mitigate any future concerns.

There was discussion about the need to consider mitigating road closures due to toxic spills and the protection of the Bennington Water District's buildings.

Michael noted that the "Local Emergency Operation Plan" (LEOP) needed to remain current. He also suggested that the Selectboard should be involved and should "appoint" a team to work on the plan.

The "Hazard Mitigation Plan" allows for funding, should the money be needed, if it remains current.

The Board approved the minutes from March 13, 2017.....Betty made the motion, Ed 2nd, Chuck abstained; and the rest of the Board approved the minutes.

Ed's extensive research into "home occupation" was addressed. He discussed it's "conditional use" vs. "protected use", as well as he enlightened the Board with the understanding of what is "customary" within the "home occupation" use. He also noted that "conditional use" shall not result in an "undue adverse effect".

The Board discussed the fact that a "home occupation" is a "right of use" that can to be refused, if all of the rules and regulations are met.

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The Board agreed that "conditional use/home occupation" needed more work, while Chuck suggested that the location of the description should be moved to Section 2 under the General Regulations section of the Bylaws.

Other Business addressed an upcoming situation with the SnoBusters and a couple of neighbors, where a boundary is in question, as well as the zoning in which it is located.

Ed noted that the "Eddy" property had been zoned commercial and has since been changed, which may cause issues for the SnoBusters as well.

Susan noted that the Divis property permitting for potable water and waste water had been accepted and will soon be recorded.

There being no further business, Chuck made the motion to adjourn, Betty 2nd; All voted in favor.

The Board adjourned at 7:50 pm.

The next regular meeting will be on May 8, 2017.

Acting Secretary  
Betty Charette