

OCTOBER 26, 2015
PLANNING COMMISSION PUBLIC HEARING FOR WOODFORD
BYLAWS AND FLOOD HAZARD AREA REGULATION
(DRAFT)

This meeting was recorded.

Attendees: Chuck Suss, Susan Wright, John Dovitski, Betty Charette, and Jim Henderson from the BCRC

Absent: Ed Shea

Public: Mike Charette

Susan called the meeting to order at 6:09 pm.

Susan made the motion that the latest draft of the Woodford Town Plan was ready to be submitted to the Selectboard for their review and approval as is written, John 2nd, all in favor: yes.

Jim complimented the select board for it's involvement. He also reminded the Commission that some page "re-numbering" will have to done before presenting it to the Selectboard.

The Commission moved on to the Bylaws. There were some minor edits to some of the language throughout, while the larger discussion lead to "adverse effects" in regards to page 19, "6.12 Permitted Uses In The R District". The discussion was, "What is an adverse effect and is it the same for all?" The Commission under this section, item 6, made the decision to leave it as is, without adding the following suggested language,....."that will not create an adverse effect". The Commission felt that this language could limit possible opportunities in the future and did not want to discourage growth or revenue.

The Commission agreed to remove section b., on page 22, under "9.0 PURPOSE". They agreed that the language was confusing and it appeared to look as though two (2) separate permits would be needed to be issued, which is not the case.

It was agreed to add a separate line "3." for "Recreational Vehicles" on page 30, under "11.6 MOBILE HOMES AND RECREATIONAL VEHICLES". The number "3. Recreational Vehicles" should follow directly after "2. Mobile Home as a Dwelling".....after "1." Under the newly added, "3. Recreational Vehicle", the number "2." needs to be removed and a period added at the end of the sentence.

Under "2. Ponds", on page 32, The Commission decided that the first paragraph should eliminate the "two hundred (200) feet" and should be replaced with "regular set-backs".

Section "12.5 WAIVERS", under "Waiver Criteria:", number "A.",.....number "3.", the Commission will remove the following language: "The waiver will not result in a greater than 50% decrease in any dimensional requirements."

The commission also agreed to delete Page 45, second paragraph, starting with "On appeal from the decision of the ZBA"..... and sections 1-4 under it.

The Commission will also delete the definition for "Travel Trailers" on page 65.

Susan made the motion to approve the proposed changes to the Bylaws and to send them to the Selectboard for their approval, Chuck 2nd, all in favor: yes.

The Commission moved on to the "Inundation Hazard Area Regulations" and Jim suggested that the Commission review and remove the word "inundation", where and when appropriate. "inundation" will be replaced with the word "flood". Jim explained that he had originally used "inundation" to reflect the Selectboard's wishes to not include the "river corridors" and to differentiate their wishes.

Susan made the motion to approve, with the changes, the "(Inundation)—Flood Hazard Area Regulations", John 2nd, all in favor: yes.

Susan made the motion to adjourn at 7:48pm, Chuck 2nd, all in favor: yes.

The meeting adjourned at 7:48pm.

Betty Charette
Acting Secretary