

November 9, 2015

Town of Woodford Zoning Board of Adjustment
(DRAFT)

Present: Chuck Suss, Ed Shea, Susan Wright, John Dovitski, and Betty Charette

No public in attendance.

The meeting was recorded.

Susan opened the meeting at 6:20 pm.

Susan noted that a correction had been made to the previous minutes due to a request made by Avis Bruce-Hurley.

Ed made the motion to approve the minutes of October 12, 2015; Chuck 2nd, all in favor: yes.

There was no further business.

Ed made the motion to adjourn at 6:25 pm.; Chuck 2nd, all in favor: yes.

The next regular meeting will be December 14, 2015.

Betty Charette
Acting Zoning Secretary

November 9, 2015

Town of Woodford Planning Commission
(DRAFT)

Present: Chuck Suss, Ed Shea, Susan Wright, John Dovitski, and Betty Charette

No public in attendance.

The meeting was recorded.

Susan opened the meeting at 6:25 pm.

Ed made the motion to approve the minutes of October 12, 2015; Chuck 2nd, all in favor: yes.

Ed presented a list of suggested changes to the board which follows.....

Suggest Edits for approval at the 11/18/15 Select Board hearing

Page 3 - Renumber after approval to delete 11.3, page 26 as struck thru.....**The Commission agreed.**

Page 18 - 3rd paragraph under 2. Building Layout and Master Plan.....**Include the word construction, delete the word project or project(s) in this paragraph to conform with use of construction in the 1st paragraph and below " g. A timetable showing the sequence of construction activity."**

2. State: No construction and/or use shall be approved unless it is consistent with the town Plan. Prior to approving a permit, the PC shall have found that the construction and/or use will not adversely affect the capacity of the planned or existing community facilities, the character of the area affected, traffic on the roads or highways in the vicinity or will it conflict with any provisions of other bylaws, ordinances, or regulations then in effect, nor adversely affect utilization of renewable energy resources. In addition to the above, the following standards shall be conditions for permit approval.**Ed explained the difference of "adverse effect" and "undue adverse effects"....."adverse effect" = can be mitigated; "adverse undue effect" = one can not undue the adverse effect.....The Commission agreed.**

Page 19 - # 6. Amend to state: A meeting place for group activities and commercial assemblies that meet municipal and state permit requirements.**Ed suggested that the commission**

add this information to the web site for anyone interested in "commercial assembly permits". He further discussed that "bonding" would have to be required and that Woodford may have to

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include in their bylaws, language to this effect. Woodford may also want to consider an "ordinance" in the future for "commercial assemblies". Ed also noted that the "state statutes" use the language "commercial assemblies" and it would be advisable to be consistent with the state's language. Things to be considered when permitting: not to exceed parking capacity, medical needs, rest room needs, policing, traffic flow, fire needs, concessions, and safety concerns. Bonds should be addressed as well.

concerns. Bonds should be addressed as well.

Page 20 - 7.2 Uses - Delete are in front of deleted maintained in second sentence.The Commission agreed.

Page 23 - The word lot needs to be undeleted.The Commission agreed.

Page 33 - b. Change to read: " A Commercial Tower shall meet the height requirement for the district it is located in unless granted a dimensional variance or waiver; approved by the PC.The Commission agreed to the new language and to remove the line following this language.

Page 36 - The paragraph beginning with the bold word Setback sufficiently covers the setback requirement. a) is redundant and unnecessary.The Commission agreed. (There needs to be an added line space as well.)

Page 45 - Delete the entire paragraph under #5. It should be deleted with the other deletions noted on page 45.The Commission agreed.

Ed made the motion to adjourn at 7:10 pm; John 2nd, all in favor: yes.

The Commission extended an invitation to the public to attend the November 18, 2015 Selectboard meeting where the Town Plan can be amended.

The public may view the Town Plan on the website and a copy is available in the office.

The next regular meeting will be December 14, 2015.

Betty Charette
Acting Planning Commission Secretary