

May 11, 2015 (DRAFT)

Town of Woodford  
Planning Commission

Present: Susan Wright, Ed Shea, Betty Charette  
Absent: Chuck Suss, John Dovitski, Ned Swanberg

Attendees: Jim Henderson, Rob Thurber

#### Agenda

1. Read and Approval of Minutes
2. General Public
3. Zoning Change Request—Carson Thurber
4. Jim Henderson—Town Planned Bylaw Amendments
5. Other Business

Susan called the meeting to order at 6:10 pm. Minutes from the April meeting were read by Susan. On motion by Ed and seconded by Susan, all voted in favor to accept the minutes.

Rob represented Carson Thurber in an inquiry about the zoning laws.

Ed noted that he had spoken to Jim Sullivan and that Jim had suggested a variance application and possible waiver request for Carson's inquiry.

The board recommended a zoning change that would be more inclusive of RR/RC. This would benefit the town and it's land owner's. The discussion included home occupation and conditional use vs. RR/RC (rural residential/rural commercial).

Susan had a concern about possibly having to invoke an Act 250 with the current situation.

Jim gave the board Ned Swanberg's version of the language for the Town Plan. He noted that "fluvial erosion" had been changed throughout his version to "river corridors"; updating the language.

Jim noted that the cost of flood insurance was rising.

Betty brought to the board's attention, the upcoming permit for a cell town on Harbour Road. She inquired about mandating the "co-location sharing" of towers. She noted that this would help to control monopolies and that it would help to keep the consumer's costs down. This would also limit the number of towers needed in the area.....The board agreed and will be discussed further.

Jim noted that he would be attending the Select Board meeting on May 20, 2015 to further discuss the "Model 5" proposed bylaw that the board would be considering.

There being no further business to discuss, on motion by Susan and seconded by Ed all voted to adjourn the meeting at 7:20 pm.

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The next regular meeting will be June 8, 2015.

Betty Charette  
acting secretary