

TOWN OF WOODFORD

PLANNING COMMISSION

04/14/2014 MEETING MINUTES

Members present: Ed Shea, Susan Armstrong, Susan Wright, John Dovitsky. Absent: Chuck Suss

Attendees: Avis Hurley, Carol Swanson, Jim Henderson (BCRC)

Minutes from the March 10th meeting were read by Susan. Motion by Ed, 2nd by Susan A to accept the minutes from the March 10th meeting. All in favor, motion carried.

Motion by Ed, 2nd by Susan A to open the public hearing for approval of the proposed Town Plan. All in favor, motion carried. Public Hearing opened at 6:10pm.

Susan W requested the meeting be conducted by Jim Henderson to explain the proposed changes to the Town Plan.

Jim stated that all requirements have been met by the Planning Commission for adoption for both the Town Plan and the Zoning Bylaws. The Town Plan must be adopted 1st and then the bylaws can be adopted. Jim reviewed the major areas with those present the changes made to the Town Plan. Extensive work was done to review property boundaries of parcels. It was necessary to update districts to correspond with current and possible future uses of parcels.

A. Woodford Lake Estates: Jim reviewed these changes and discussion followed

B. Land Use Maps Updates: The water resource map now includes the new flood map Fema is proposing in 2015 along with the fluvial erosion zones. Jim explained that upon reviewing the hard copy he noticed that the zoning map was in twice and should not be in at all. He suggested that one should be removed and the other one re-titled "Land Use Map". All agreed.

C. Rural Residential/Roadside Commercial District (RRC): This is a proposed new district to reflect the current use of parcels and to maintain consistency throughout the town.

D. Industrial/Commercial District: (IC): This area is the Burgess Road area and is currently zoned Forest district. The use of this area is not forest but more industrial. Jim explained that unfortunately this section is missing from the hard copy of the Town Plan. It was inadvertently left out of the printed copy but should have been included. It was definitely the intent of the Planning Commission to include this since much discussion was held concerning this during meetings. This section will be allocated as 6.24 in the Town Plan and read as follow:

Industrial/Commercial (I/C)

The I/C area is land designated for suitable business and service establishment development in order to provide sound economic development and business opportunities for area residents and service

facilities needed by them. Approved Industrial/Commercial buildings and uses should be subject to maintaining standards that will assure compatibility with the goals of the Town Plan.

Permit and encourage the combination of I/C uses compatible with the surrounding area.

The I/C area is designated in order to recognize existing I/C uses and to provide a suitable location of adequate size to continue existing and attract new light I/C development in the town.

Location:

One area in Woodford is designated as the I/C district. Its location is identified on the Land Use Map in the Town Plan. Limited industrial was one of the proposed land use designations in the first draft plan for Woodford dated May 1970 wherein it stated: "Limited Industrial-on Burgess Road near the town forest."

Uses:

Uses in the I/C area shall include but not be limited to earth resource extraction, light manufacturing or assembly of goods, offices, distribution center and similar light industry, subject to strict use and performance standards. Additional uses may include public recreational uses.

The extraction and processing of earth resources and disposal of waste must not have an unduly harmful impact on the environment or surrounding land uses and development.

Upon completion of the extracting or processing operation, the site should be restored, as required by the zoning bylaw, and left in a condition suited for an approved alternative use or development.

The Zoning Bylaw should be amended to require a posting of a surety bond by applicants for earth products extraction permits to ensure proper and timely restoration.

I/C developments should provide adequate on-site parking, and include provisions for safe and efficient vehicular ingress and egress. To the extent possible, adjacent I/C uses should make use of common parking and access drives.

Any industrial process involving the use of production of a hazardous waste (as classified by the State of Vermont or the United States environmental Protection Agency) shall be disclosed at the time of application, and such application should include detailed plans which provide for the safe storage, usage and removal of any hazardous waste, if the permit application is approved.

The Planning Commission should investigate proposed development to assure applicants will possess high standards of performance and low environmental impact and could border residential areas with no adverse impact.

All those in attendance had no objections to the changes in the proposed Town Plan.

Motion by John, 2nd by Susan A to close the public hearing for the Town Plan. All in favor. Motion carried. Meeting adjourned at 7:00 pm.