

Planning Commission

July 8, 2013

Present: John Dovitski, Susan Wright, Ed Shea, Chuck Suss

Attendees: Jim Henderson, Carol Swanson, Fred Barbeau, Avis Bruce-Hurley, Pam Monroe, Billy Smith, Gerry Smith.

On motion by Susan and seconded by Chuck, the meeting called to order by Susan at 6:10.

Minutes of the June meeting were read by Chuck. On motion Ed and second by Susan, minutes were unanimously approved.

Approved Revised Minutes

Ed began the meeting with a discussion regarding spot zoning. Ed's position is that the area known as the Hollow should be Roadside Conditional Commercial/Rural Residential. Ed stated he felt this designation is consistent with the current Town Plan. Ed further put forth the proposed zoned district should be defined as a 500' distance from the centerline of Route 9 starting at the Town boundary and ending at the Rob and Lorraine Thurber property with a minimum of one acre residential and two acres for conditional commercial. Residential use would be permitted but commercial use would be conditional. Flood Hazard Regulations would also have to be adopted and adhered to. Chuck asked if the residential nature of the Hollow would be threatened if opened up to commercial development. Ed stated that he wanted to take politics out of the decision-making process. Jim Henderson commented he was concerned that the newly-proposed district, if formed, would appear to be a long commercial strip unless the underlying conditional restrictions on the commercial properties were noted on the map. Jerry Smith stated any businesses should be locally owned. Avis stated there could be conditions that could be imposed to protect the nature of the Hollow. Ed questioned what would happen in the case of a property owner whose property was reduced below minimum lot size by the river. Avis and Ed were in agreement regarding conditions that could be placed on commercial property development to insure it was consistent with the nature of the area through careful Bylaw regulations. Susan read a section stating that it had to be compatible with the surrounding area. Susan, Avis and Ed agreed for the need of careful regulations including criteria such as the kind of businesses and the size of structure(s) on the property.

Susan agreed with Ed in that the Hollow should be consistent with the CR zone as defined on the current Land Use Map of one acre residential and two acres roadside commercial with development to be within 500' of the center of Route 9. The size of the area known as the Hollow would commence from the boundary of the Woodford/Bennington town line eastward to the eastern boundary of parcel ID no. 000466 currently owned by Rob and Lorraine Thurber. On motion made by Chuck and seconded by Susan, all voted in favor and motion was passed.

There being no further business to discuss, John moved and Susan seconded to adjourn. All voted in favor and the meeting adjourned at 7:30 pm.

The next meeting will be August 12, 2013.

Zoning Board of Adjustment Minutes

July 8, 2013

Present: John Dovitski, Susan Wright, Ed Shea, Chuck Suss

Attendees: Jim Henderson, Carol Swanson, Avis Bruce-Hurley.

Susan moved the meeting be called to order and the vote was unanimous. The meeting was opened at 7:35.

June minutes were read by Chuck. On motion by Susan and seconded by Ed, all voted in favor to approve the minutes.

Susan stated that the State Permit no. WW-8-0884-1 for waste water for the Davis property was received.

There being no further business to discuss, on motion by Ed and seconded by John, all voted to adjourn the meeting at 7:55 pm.

The next meeting will be August 12, 2013.