

March 12, 2018

Town of Woodford

Planning Commission

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

Absent: None

Public: Elizabeth (Ed Shea's daughter)

Susan opened the meeting at 5:14 pm.

Ed made the motion to reinstate the officers as they were previously, John 2<sup>nd</sup>; All in favor: four (4) yes and one (1) abstention.

Ed made the motion to approve the previous minutes with a "correction" to the fourth paragraph as noted. "Susan suggested the need to review the section entitled, 'pools'. The Board made the determination that inground pools and pools with decks require zoning permits and that they not be considered as an 'accessory' use. 2. There shall be no undue adverse effect and any adverse effect upon the public health, safety, and surrounding area must be mitigated for permit approval." Susan 2<sup>nd</sup>; All in favor: yes.

Ed informed the Board that Jim Sullivan from the BCRC would be working to review the Board's previous work on the updating of the Bylaws.

The Board agreed to delete 2. under "Home Occupation Right of Use" and proposed the following language. "Exterior displays other than those normally permitted in the district shall be prohibited excepting signs which do not conflict with Bylaw provision. Exterior displays or signs other than those normally permitted in the district, exterior indications of the home occupation or variation from the residential character of the principal or accessory structures shall be prohibited. (Home occupations 24 VSA 4412(4) under Statutory Requirement and Sample Definitions.)

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The Board reviewed the “proposed” Bylaw Definitions Amendments and determined that more work was needed for Air B&B and B&B, as well as short-term rentals.

The term “Customary Law” was removed by the Board.

Ed and Jim Sullivan will continue to work with the Board to define “Subdivision”.

The Board updated the term, “Undue Adverse Effect” .....”Undue Adverse Effect: (Impact) shall be found by the Woodford ZBA if: first it is determined that a proposed project will be contrary to the Town Plan and/or will have an adverse impact on any standards specified in the Bylaws; and Second if an adverse impact is found to exist, it will be considered undue if it substantially and materially (1) violates a clear, written community standard (2) offends the sensibilities of the average person, or (3) fails to take generally available mitigating steps that a reasonable person would take to meet any general standards specified in the Bylaws for any District.”

The terms “Dwelling Unit”, “Housing Unit”, and “Tiny House Movement” were removed by the Board.

The term “Lot” was adjusted by the Board to read, “Lot: A portion of land separated from other portions of land by a property boundary line.”

Under the term “Lot Line Adjustment”, the Board deleted 1. “that the boundary line being reconfigured has not changed since the original date of adoption of these subdivision bylaws:

The Board updated the term “Parcel” in the current Bylaws to read: “Any contiguous land under one ownership is to be considered one parcel.”

The Board added the term “Sketch” .....Sketch is a drawing of the land which includes all boundary lines of the original lot. The Sketch shall include acreage for the original lot. The Sketch shall also include point of interest points of reference, such as name and number of town or state highway, street, north arrow, abutting landowners, and any structures. The Sketch must be signed and dated by the preparer.

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The Board agreed to delete the older version of “Contiguous Property in the current Bylaws and proposes the following language.....”Contiguous Property is any land that has a connection point. For example, if someone owns land on two sides of the road and the property would have a connection point if the road were not there, it is contiguous. This applies to land with railways, interstate roads, streams, rivers, etc., running through it. Even if the land would only touch at a short point it is contiguous. If there is a lake in between two parcels, it depends on the size of the lake, but the land would likely not be contiguous. (Vermont Official Website – Department of Taxes)

The Board will seek the advise of Jim Sullivan of BCRC for the following terms.....”Re-Subdivision”, “Major Subdivision”, and “Minor Subdivision”.

There being no further business, Susan made the motion to adjourn, Ed 2<sup>nd</sup>; All in favor: five (5) yes and no no votes.

The Board adjourned at 7 pm.

The next regular scheduled meeting will be held on April 9, 2018 at 5 pm.

Acting Secretary,

Betty Charette