

WAITSFIELD PLANNING COMMISSION
MEETING MINUTES
Tuesday, November 18, 2008

1. CALL TO ORDER: Steve Shea called the meeting to order at 7:05 pm at the Waitsfield Town Office.

MEMBERS PRESENT: Steve Shea (Chair), Robin Morris, Peter Lazorchak, Brian Fleisher, Ted Tremper, and Russ Bennett. A quorum was present.

MEMBERS ABSENT: Hadley Gaylord, Jr.

STAFF PRESENT: Vickie Trihy, Planning and Zoning Administrator

2. PROPOSED ZONING REVISIONS

A motion was made, seconded, and unanimously carried to hold a public hearing on Dec. 2nd, 2008.

There was discussion about what kinds of changes could still be made in the bylaw revisions. It was agreed that if the sign enforcement section can be included in the current proposed bylaws change to be presented on Dec. 2nd, we will consult the town's attorney to make sure it doesn't compromise the town's legal options for enforcement.

3. OTHER BUSINESS

Town website Vickie was instructed to make sure the proposed bylaw revisions were posted on the town website. Steve agreed to send a request to the Selectboard that they pay someone to upload minutes, agendas and so forth to the website on a regular basis.

Water project The location of the planned town water pipe in Irasville was discussed. Concerns were raised regarding its possible location on the Slow Road, which could limit options for growth in Irasville. The group discussed whether the PC should be consulted by the planners working on the water project. They also discussed the need for competitive bidding on the work still ahead on the project. Russ stated that capital budget planning for the Selectboard is a Planning Commission function, and the PC should also be consulted in the ongoing water project planning to make sure plans correlate with the Town Plan. There were also discussion about a possible plan to supply water to Fayston, and concern that the actual amount of water that will be used by Waitsfield customers was not being taken into account in that scenario. It was agreed the Selectboard should be invited to the December 16th PC meeting for discussion of the water project. Russ said he'd draft a letter to the Selectboard stating that the PC wants to ensure that the water system is designed based on what the town will need for the next twenty years. Steve said he'd get the projected use stats from the Irasville master plan.

Sewer project The board also discussed its desire to continue to make it a priority to have a town sewer system and not to divert funds allocated for sewer to the water project.

Renewable energy Brian is asking the Selectboard to waive the assessment of taxes on renewable energy structures such as solar collectors.

Hamlets Brian asked to put hamlets/spot zoning on the next agenda. Russ said such zoning is unconstitutional. The board asked Brian to present a more substantial plan that complies with state regs.

Professional planner Steve said he has had difficulty getting a response from Sharon Murray. Several suggestions were made with regard to where the PC might get names of other planners. Robin pointed out that the goal is to have a planner working at least half-time for the PC, and that should influence the choice of whom to work with. Peter said he'd send an RFP to see who might be available. Russ pointed out that the Orton Foundation is giving grants for planning projects that integrate the arts.

4. APPROVAL OF MINUTES

A motion was made, seconded, and carried unanimously to accept the October 21, 2008 minutes.

5. ADJOURNMENT The meeting was adjourned at 9:00 pm.

Respectfully submitted,
Vickie Trihy