

**Winhall Planning Commission**  
**“Meeting Minutes for Tuesday, March 19, 2024**

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**PRESENT:** Marcel Gisquet, Lucia Wing, Peter Strife, Jeff Yates

**ABSENT:** Tami Blanchard, Cliff DesMarais, Phil Fitzpatrick

**MEMBERS OF THE PUBLIC:** None

**CALL TO ORDER:** Gisquet called the Planning Commission meeting to order at 7:30PM at the Town Hall in Bondville.

**APPROVAL OF PAST MEETING MINUTES:**

After review, the meeting minutes of February 20, 2024, were approved as presented; *motion by Yates; seconded by Strife; unanimous.*

**PUBLIC COMMENTS:** (None)

**TOWN PLAN UPDATE & DISCUSSION:**

As Matthew Bachler (WRC) was unable to attend the meeting, the Planning Commission reviewed his recommendations relative to sections on Community Facilities thru Education & Early Childcare.

Under *Community Facilities*, the Winhall Police & Rescue section would be expanded along with the Winhall Community Arts Center; discussion followed about adding the Bondville Fairgrounds (Industrial Society) and summer concert series and farmer’s market; noting the Municipal Forest had a management plan; and that there were no current plans for the Town-owned land at the end of Kendall Farm Road.

The section on *Solid Waste & Recycling Services* was OK as written.

Under the section on *Public Health & Safety Services* discussion included the sections on Emergency Planning & Disaster Preparedness; map depicting the Winhall-Stratton Fire District; and adding Manchester Medical Center service to Health & Safety Recommendations.

The section on *Recreational & Cultural Resources* OK as written.

Under the section on *Transportation* discussion included adding Town trails to the first paragraph and deleting the Traffic Calming Study paragraph as it was

conducted in 2001 and no longer relevant. The WPC discussed the intersections at Routes 11/30 and Route 30 and the Access Road and the seasonal MOOver bus route and Neighborhood Connections.

Under the section on *Education & Early Childcare* update the information on licensed childcare providers; the Mountain School which now offered pre-K thru 6<sup>th</sup> grade; delete all references to the skateboard board; and adult education as available at the Community Art Center.

The WPC talked about projects in Bondville under discussion:

- 1) Creating a Village Center Designation.
- 2) Wastewater from the Village being collected and pumped to WSFD#1.
- 3) Remodeling the Fire Station to include Police Dept. and additional garage space as well as rescue services.

Also, as part of Town Plan updates consider additions: Winhall as now part of the Southern VT Communications District (broadband); the Winhall Library had WIFI availability; access to the Green Mt. National Forest; and access to Gale Meadows Pond

The Planning Commission reviewed the survey postcard; sending it out to property owners in Winhall; and refining a mailing list to avoid duplications.

#### **RIVER ROAD SUBDIVISION UPDATE:**

Gisquet reported that Cheyanne Pugliese had updated him relative to the proposed subdivision located off River Road and Winhall Condo Road. She had emailed him that she had decided to reduce the subdivision to two lots instead of the proposed 4-lots which would allow her to stay out of the wetlands/buffer area, clear less land, and just have a driveway off Winhall Condo Road rather than the proposed development road. She planned to retain Lot 1 (2.44 acres) with the tiny house, and the remainder of the parcel (22 acres) would become Lot 2.

#### **STR ORDINANCE UPDATE:**

Gisquet reported VLCT had communicated with him via email relative to changes to the proposed STR Ordinance. He was currently reviewing the VLCT recommendations.

**CORRESPONDENCE:**

(None)

**ZONING ADMINSTRATOR UPDATE:**

The Zoning Administrator reported she had issued (12) permits to date ahead of the previous year with lots of zoning inquiries.

As there was no further business, the Planning Commission adjourned the meeting.

*Lucia Wing*

Lucia Wing, Secretary  
Winhall Planning Commission

*Tami Blanchard, Chair*

*4/30/24*

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For the Planning Commission

Date: