

Winhall Planning Commission
Bondville, Vermont 05340
“Meeting Minutes for Tuesday, May 17, 2016”

PRESENT: Marcel Gisquet, Lucia Wing, Tami Blanchard, Cliff DesMarais, Jerry Driscoll

ABSENT: Pat Glabach, Tony DeFrancesco

MEMBERS OF THE PUBLIC: John Bennett (WRC), Isaiah Slade, Willard Slade, Bill & Hannas Overgard, Wink Roberts

CALL TO ORDER: Gisquet called the meeting to order at 7:30 PM at the Town Hall.

APPROVAL OF PAST MEETING MINUTES:

After review, the minutes of May 3, 2016 were approved as amended; *motion by DesMarais; seconded by Wing; unanimous.*

PUBLIC COMMENTS: (None)

PUBLIC HEARING: WINHALL TOWN PLAN:

Gisquet opened the Public Hearing at 7:35 PM to consider revisions to the Winhall Town Plan. First Gisquet gave an overview of the proposed expanded commercial zone in Winhall and explained revisions, changes, additions to the Town Plan were necessary to carry out the Planning Commission's endeavors to institute the expanded zone. Gisquet then asked for comments and input from the public present at the hearing. *Willard Slade* commented on Winhall's development throughout the years and voiced his concerns relative to the potential impacts and interaction between businesses and residential uses. *Wink Roberts* commented that new commercial zones did not in any way prevent existing residential uses. *Isaiah Slade* commented that he looked unfavorably on expanding the commercial zone and mixing residential and commercial uses. *DesMarais* responded he understood Slade's concern about mixed uses; the Planning Commission had taken that into account while creating the new commercial zones. He added opportunity provides for our children's future. *Isaiah Slade* followed with whether or not he could opt out of being in the proposed commercial zone; discussion followed. *John Bennett*, Windham Regional Commission, responded spot zoning was complicated. *Isaiah Slade* continued he would like to see Act 250 review for all proposed projects in Winhall; discussion followed relative to issuing Project Review Sheets. *Bennett* added a thought was to explore reverting back to a one acre Town; currently Winhall had both zoning and subdivision regulations and was considered a ten acre Town by Act 250; if the Town were to revert to a one acre Town, Act 250 review would be required for qualifying projects. *Wing* pointed out that any proposed commercial project in the new zone would require ZBA approval for a Conditional Use Permit. *Gisquet* responded it was the Planning Commission's intention to institute measureable standards into the Winhall Zoning Regulations so that there would no longer be any subjectivity; for example measuring decibel levels or light wattage. *Willard Slade* recommended screening as well. *Gisquet* went on to say that rather than opting out of a zone district, limiting development rights thru a deed would safeguard future use of the property. *Isaiah Slade* added to be consistent all parcel lines should be followed including those in the existing commercial zones; the Planning Commission concurred. *Driscoll* commented change came with progress and added the challenge was to preserve the old while thru compromise allow for the new. *Blanchard* commented that business opportunity was necessary to strengthen, grow, and ensure the future of Winhall; she added the Town has a responsibility to provide for the residents in our community. *Bennett* gave some further insight into the revisions of the Winhall Town Plan; he

commented a WRC Committee had reviewed the Plan and generally found it to be elegant, direct, and succinct; kudos to the Planning Commission for a job well thought out. Comments from Bennett and the WRC Committee included concerns about the Village continuing as the center of Winhall; updates re: solid waste section; incorporate land use map; reference web site re: child care providers; and reference Winhall's Local Hazard Mitigation Plan in the flood resilience section. Bennett also discussed the merits of a development review board (DRB) for municipalities; consulting with the WRC for guidance at any time; and finding (2) Winhall representatives to attend Windham Regional Commission meetings. In conclusion, Bennett confirmed that digital flood insurance maps were approved by FEMA on December 2, 2015. The Planning Commission thanked the public present for their comments and Bennett for attending the public hearing as well as offering his insight and continued guidance.

As there was no other business the meeting was adjourned.

Lucia Wing, Secretary
Winhall Planning Commission

For the Planning Commission

Date