

**Winhall Planning Commission**  
**“Meeting Minutes for Tuesday, June 4, 2024**

---

**PRESENT:** Tami Blanchard (via Zoom), Phil Fitzpatrick, Lucia Wing, Peter Strife, Jeff Yates

**ABSENT:** Cliff DesMarais,

**IN ATTENDANCE:** Cheyanne Pugliese, David Squires, Hannah Gianotti, Matt Bachler WRC (via Zoom)

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

**APPROVAL OF PAST MEETING MINUTES:**

After review, the meeting minutes of May 21, 2024, were approved as presented; *motion by Yates; seconded by Strife; unanimous.*

**PUBLIC COMMENTS:** (None)

**PLANNING & ZONING BOARD VACANCIES:**

The WPC talked to (3) candidates (Cheyanne Pugliese, David Squires, and Hannah Gianotti) individually who were interested in serving on the Planning Commission and/or Zoning Board of Adjustment. The WPC would discuss further and make recommendations to the Selectboard for their approval and subsequent appointments.

**TOWN PLAN UPDATE: DISCUSSION:**

The Planning Commission and Matt Bachler (via Zoom) discussed the final results of the community survey taken by a total 272 participants (84 fulltime residents & 188 parttime residents). Results included additional housing needs; support for single family homes and a variety of housing types; difficulty of finding workers because they had no place to live; expansion and vitality of local businesses, road safety, need for wastewater; increased flood resiliency; and impacts on infrastructure. Discussion followed relative to maintenance of dirt roads versus paved roads, protecting natural resources, and creating suitable recreational activities for older and younger families. Priorities for revamping the Town Plan would focus on rewrites of the housing, land use, flood resiliency, Village of Bondville sections; and completing the village center designation application with the State. Other discussion included housing incentives; designing a Village Center Designation Map; reformatting to Town Plan to include chapter splits; and taking a

closer look at the current Municipal Services Agreement. In the meantime, the WPC would review Bachler's redline changes to the Town Plan for comments, input, and discussion at the next WPC meeting on 6/18.

**EXECUTIVE SESSION:**

At 9:10 PM the WPC voted to go into executive session to discuss personnel & contractual matters; *motion by Yates; seconded by Fitzpatrick; passed* (Wing abstained). At 9:20 PM the WPC voted to come out of executive session; *motion by Strife; seconded by Yates; passed* (Wing abstained). Out of executive session the Board voted to support increasing the Winhall Planning & Zoning Fee Schedule along with increasing the Zoning Administrator's 3-part zoning fee schedule; *motion by Strife; seconded by Yates; passed* (Wing abstained). The next step would be to go before the Selectboard for their approval of the above.

**CORRESPONDENCE:**

(None)

**ZONING ADMINSTRATOR UPDATE:**

The Zoning Administrator reported she had issued (33) zoning permits to date.

As there was no further business, the Planning Commission adjourned the meeting; *motion by Strife; seconded by Fitzpatrick; unanimous.*

*Lucia Wing*

Lucia Wing, Secretary  
Winhall Planning Commission

Tami Blanchard

6/18/24

---

For the Planning Commission

Date: