

Winhall Planning Commission
“Meeting Minutes for Wednesday, August 28, 2024

PRESENT: Tami Blanchard, Phil Fitzpatrick, Lucia Wing, Peter Strife, Jeff Yates, Cheyanne Pugliese, Hannah Gianotti

ABSENT: None

IN ATTENDANCE: Matt Bachler (WRC), Audrey Campbell, Ernie Salo

CALL TO ORDER: Blanchard called the meeting to order at 5:30PM at the Town Hall in Bondville.

APPROVAL OF PAST MEETING MINUTES:

After review, the meeting minutes of August 14, 2024, were approved as presented; *motion by Fitzpatrick; seconded by Strife; unanimous.*

PUBLIC COMMENTS: (None)

TOWN PLAN REDLINE UPDATE WITH MATT BACHLER:

The Planning Commission met with Matt Bachler (WRC) via Zoom to review revisions, additions, and changes to Town Plan sections- “Housing” and “Flood Resilience.” The Housing section included new paragraphs on current US Bureau 2020 Census data and more: info included current housing conditions, household characteristics, seasonal & short-term rentals, charts, housing affordability, housing needs, housing policies and recommendations, and more housing options. The WPC and Bachler talked about the change in Winhall housing occupancy 2000-2020; the 259% increase in home sales 2019-2023; the impacts of Covid and housing; the difficulty in finding affordable housing for seniors and/or young families; Winhall median household incomes; and the study conducted by the Windham Regional Commission and the University of Massachusetts relative to housing needs in Winhall, Jamaica, Londonderry, and Weston.

The Flood Resilience section included new paragraphs on inundation and fluvial erosion hazard areas; addressing flood resilience, river corridors, flood maps, vulnerable settlement areas, and flood resilience policies and recommendations. Bachler noted that Vermont including Winhall was experiencing more frequent flood events; having a comprehensive section addressing flooding was important. The WPC and Bachler discussed grant funding and updating the current Winhall Flood Hazard Regulations. The Planning Commission thanked Bachler for his insightful and informational changes to the Town Plan. The next meeting with him

would be scheduled for September 25th to review the Land Use and Village of Bondville sections, Town maps, and to set a timeline for Planning and Selectboard informational hearings as required.

FORMAL SKETCH PLAN REVIEW: CAMPBELL 2-LOT SUBDIVISION:

The WPC reviewed a proposed minor 2-lot subdivision for land held six years or longer located on Black Cherry Ridge Road owned by Audrey & Dave Campbell. The entire parcel consisted of 10.61 acres; proposed Lot #1 was 5.61 acres with a house, several outbuildings, well, and septic system; proposed Lot #2 consisted of 5-acres of vacant land. Campbell provided the Board with a survey conducted by Coleman Surveys Inc. revised in 2018, a subdivision application, and required deeds. A Certificate of Service had been mailed to abutters. Discussion included the additional need for a wastewater and design permit from the State and road maintenance agreement between all parties on Black Cherry Ridge and Gleason Hill Road(s). Campbell reported she would work on completing both requirements and get back to the Planning Commission to schedule a Final Plat Hearing.

CORRESPONDENCE:

Correspondence included a “4-Town Housing Collaborative” scheduled for September 24th & 25th at the Flood Brook School. All interested parties were invited to participate.

ZONING ADMINISTRATOR UPDATE:

The Zoning Administrator reported she had issued (55) zoning permits to date for a variety of projects including construction of a retaining wall in a flood hazard area.

As there was no further business, the Planning Commission adjourned the meeting at 7:15 PM; *motion by Strife; seconded by Fitzpatrick; unanimous.*

Lucia Wing

Lucia Wing, Secretary
Winhall Planning Commission

Jeff Yates

9/11/24

For the Planning Commission

Date: