

**Winhall Planning Commission  
Bondville, Vermont 05340  
Meeting minutes for Tuesday, November 18, 2014**

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**PRESENT:** Marcel Gisquet, Pat Glabach, Lucia Wing, Jerry Driscoll, Tony DeFrancesco

**ABSENT:** Thom McMahon, Mark Eichhorn,

**MEMBERS OF THE PUBLIC:** Bill Haight, Lucy & Darrell Sherborne, Steve Malone (Snow Valley)

**CALL TO ORDER:**

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

**PUBLIC COMMENTS:** None

**APPROVAL OF PAST MEETING MINUTES:**

After review, the Planning Commission approved the meeting minutes of November 4, 2014 as amended; *motion by Driscoll; seconded by Glabach; unanimous.*

**SNOW VALLEY PROJECT: CONTINUED REVIEW:**

Steve Malone, Snow Valley consultant, came before the Planning Commission to discuss density issues re: Snow Valley project. Malone had explained that with wetland restrictions along with others, he and owner Patrick Robinson had revised the project. Currently they proposed developing a PUD at the top which would include a sports complex; multi-family condominium and or/hotel with lodge and restaurant/bar; duplex town houses with a general green; and single family houses. At the bottom of the ski area they proposed a few base area buildings including a warming hut, snack bar, ski patrol shack, maintenance facility, and parking for day skiers. The development road would basically remain as proposed on the site plan. Malone had previously submitted a slopes map which the WPC had reviewed. The Planning Commission needed to determine the density and how many units the project could sustain based on the steepness of the slopes minus wetlands, ponds, bear habitat, and development road. In reviewing the slope analysis map the WPC had determined that the purple area (above 25%) should have 0 density; orange areas (20%-25%) could be 4 acres for 1 dwelling unit; tan areas (15%-20%) 3 acres for 1 dwelling unit; green areas (flat to 15%) one acre for one dwelling unit. Based on the above

information Malone had calculated the density to be 183 units; that number could change based on State water and wastewater studies. After further discussion, the Planning Commission accepted the density number of 183 units based on the “Existing Conditions Plan with Slope Analysis and Density Calculations” for the Snow Valley project revised 10/28/14; *motion by Wing; seconded by Francesco; unanimous.*

**GRAPE CONNECTION: SECOND BUSINESS USE: DISCUSSION:**

Bill Haight along with Lucy & Darrell Sherborne came before the Planning Commission to discuss adding a second retail/service business on the ground floor of the current Grape Connection wine shop. Bill Haight (Green Mt. Orthotics Lab) proposed to make custom foot beds and ski boot adjustments by appointment only along with retail sales of socks and other accessories as needed. He explained he was a certified pedorthist which enabled him to fill prescriptions from a podiatrist. A sign permit had been issued by the Zoning Administrator (GMOL) for the business. After further discussion the Planning Commission determined a conditional use permit was required from the Zoning Board of Adjustment for a retail/service business in the village zone. Sherborne and the WPC discussed parking and the square footage requirements of the proposed GMOL business. There was adequate parking based on the square footage, and a retail/service business was permitted in the village zone with a conditional use permit from the Zoning Board of Adjustment. Wing would contact the ZBA and notice a public hearing.

**PROPOSED FEMA FLOOD MAPS: ADOPTION:**

The Planning Commission reviewed the letter from FEMA relative to the proposed flood hazard maps currently not adopted by FEMA. FEMA was reaching out to the municipalities in Vermont asking them to review the proposed maps one last time to make sure there were no corrections before they adopted them. The proposed flood hazard determinations when finalized would become the basis for the floodplain management measures that municipalities must adopt in order to qualify for participation in the National Flood Insurance Program. The Planning Commission had previously reviewed the maps and found no inconsistencies.

**FRENKEL SUBDIVISION: TWIN FARM ROAD:**

Next the Planning Commission reviewed an email from Robert & Marie Frankel requesting an extension of time for Condition #6 of their Minor Subdivision Permit #10-2-12. Condition #6 stated “the construction of the extension of the shared private access drive must be completed and certified by no later than December 1, 2014 or the Permit would be null and void. The property is located on Twin Farm Road off French Hollow Road. Frenkel cited she had not been able to access their records and files from Speath Engineering due to Speath’s illness and subsequent closing of his firm along with a poor real estate market. After further review, the WPC agreed to a one year extension ending on 12/1/15 with no further extensions; ***motion by Wing; seconded by Glabach; unanimous.*** Wing would email Frenkel with the Planning Commission’s decision.

**OTHER BUSINESS:**

- 1) For the next meeting, the Planning Commission would re-review the Town Plan for any other outstanding changes it might require re: proposed commercial zone expansion.
  
- 2) The Zoning Administrator commented he would be getting a zoning application from the Stratton Mt. School for temporary signs announcing a “ski & snowboard sale.”

**MAIL & CORRESPONDENCE:** (None)

As there was no other business, the meeting was adjourned.

Lucia Wing, Secretary  
Winhall Planning Commission

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For the Planning Commission

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Date

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