

Bethel Planning Commission
Minutes: Meeting of 01/21/10

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Attending: Peter Dohrn (Chair), John Duddie, Carla Hodgdon, Joanne Kent, Eric Richardson.

- 1. Call to Order:** 7:10 PM.
- 2. Review / Finalize Agenda:** No changes to Draft distributed on 04/13/10.
- 3. Minutes Meeting of 01/20/10:** Approved as distributed in draft.
- 4. Correspondence:** (a) Four TRORC reviews of Town Plans- Randolph (Joanne & Peter), Sharon (John), Barnard (Eric), Royalton (Carla); (b) Revised Stockbridge Town Plan and notice of Public Hearing in early May (Peter); Four Project Review Sheets- Bethel Mills sandwich/beverage bar, Fisher/Cockadoodle Pizza Café, Bennett/Gilead Brook Road construction, Nikolaidis/Coffe Shop- file; (c) Two water/waste water permits- Lunna/Magic Mountain Road, Bennett/Gilead Brook Road – file; (d) materials from TTRORC regarding on-site stormwater management- keep out for reference when Town Plan revision under way.
- 5. Back Plan Timeline for Town Plan Update:** (a) **Consult with Chris Sargent, TRORC?** Carla had talked with Chris at a previous ITV workshop regarding ‘how well’ we have accommodated the 2011 statutory changes. He is available to review our by-laws (at no charge). Consensus of the group was that this would be a good idea for either the May or June meetings, as any necessary changes could be bundled with those that might result from the Town Plan revision. (b) **Tentative Schedule:** The current Town Plan expires in August 2011. To allow adequate time for warning Public Hearings and incorporating public content, we need to have revisions completed by early in 2011- basically, completed most of the work this calendar year. Of particular import is the need to insert specific standards [Town Plan and By-Laws] for existing references such as ‘character of the neighborhood’. Carla will send all Commission members copies of 2008 articles from *VLCT News* and *TRORC Newsletter*. [It was noted that the most recently received *TRORC Newsletter* included another article on this subject.]

Town Plan chapters were chosen by members for up-dating statistics, narrative, goals, planning principles, and recommendations for action:

- I Population [John]
- II Economy
- III Housing [Joanne] [Carla to send current Chapter]
- IV Utilities & Facilities [Carla]
- V Transportation [Joanne] [Carla to send current Chapter]
- VI Energy
- VII Land Use [Peter]
- VIII Natural Resources
- IX Agriculture & Forests
- X Historic & Scenic Resouces [Eric]

We anticipate that after members absent from this meeting have chosen chapters, the balance will then be divided amongst members.

- 6. Public Survey:** (a) **Up-date on returned surveys:** Peter had obtained returned surveys from the Town Office and tallied the 301 that were received on or by March 15th (!). An additional 135 had been received after March 15th. Because of the high number of surveys received after March 15th and the short turn-around time from when they were mailed out, Commission members unanimously agreed to include all returned surveys in results. Each attending member took a packet of 25 surveys with the tally sheet Peter had created and will tally results before our next meeting. Carla will collate all comments for each question, starting with those already tallied.
- 7. OTHER:** Peter reported on the Select Board Public Hearing re: the proposed amendment to Base Zoning on MacIntosh Hill Road.

8. Next Meeting / Agenda Items:

Wednesday, MAY 19th 2010

7:00 PM at the Bethel Town Office

Agenda Items:

- a. Turn in Survey tallies
- b. Start review, revised Town Plan chapters

- 9. Adjourn:** 8:25 PM.