

**TOWN OF WATERFORD
PLANNING COMMISSION
MEETING DATED FEBRUARY 17, 2016
MINUTES**

MEMBERS PRESENT: Bill Dimick, Howard Remick, Dave Senio, and Tom Robinson

MEMBERS ABSENT: Mike Barrett, Bob DuMaire, and John Gillott

NON-MEMBERS PRESENT: Christopher Brimmer, Irene Nagle, Linda Mitchell, Sally Ayers, and Secretary, Michelle Collins

Bill brought the meeting to order at 7:00 P.M.

1. Minutes

Howard reviewed the minutes of last month's meeting.

Tom moved to accept the minutes of the January 20, 2016 meeting.

Howard seconded the motion.

Bill called for a vote, and all present approved the motion.

2. Modification of Agenda

Bill modified the agenda to move New Business before Old Business.

3. Citizens' Concerns

Linda Mitchell, a resident of Lower Waterford, expressed her belief that historic buildings need to be rehabilitated for commercial use, and according a recent conference she attended, 85% of buildings in the U.S. were built *after* WWII, and she believes preservation is of great importance.

4. New Business

Solar Guidelines from Addison County Regional PC

Bill presented solar guidelines from Addison County Regional Planning Commission that he received from David Snedeker, NVDA, and believes the language should be included in The Town Plan. Copies of the guidelines were given out for review.

Additional Goals and Action Steps for Land Use

Members' viewed a map to locate rural residential, rural residential special, and industrial-commercial areas, and agreed that the zoning map will need to be revised. Irene suggested including some history on the Land Use section of the plan. Areas that were believed to be industrial-commercial were discussed, and an area located on Route 5 was proposed to be removed from industrial-commercial and instead, zoned rural residential. The text in this section was discussed to include areas that have good ledge and that could potentially be a quarry in the future to guide possible expansion. It was discussed that zoning for cluster housing will need to be revised in order to keep agricultural land.

5. Old Business

Town Plan Update: Finalize Draft of Town Plan

Irene Nagle, Senior Planner at NVDA, discussed revisions that were made to The Town Plan, and agreed to have a goal that the Final Draft is completed and copies mailed to surrounding towns on February 26th. It was discussed that the Planning Committee's next meeting be changed to March 30th to have a Public Hearing occur. It was discussed that the Planning Committee has always had trouble communicating with the School Board. The School Board has been solicited and at this point, there has been no input received. It was agreed that the School Board could provide input in the upcoming hearing for The Town Meeting.

6. Other

There was no other business at this time.

The meeting adjourned at 8:27 P.M.

Respectfully Submitted,

Approved By:

Michelle Collins, Secretary