

**TOWN OF WATERFORD
PLANNING COMMISSION
May 9, 2018 MINUTES**

MEMBERS PRESENT: Bill Dimick; Dave Senio; Tom Robinson; Jennifer D'Agostino (clerk/alternate)

MEMBERS ABSENT: Howard Remick

NON-MEMBERS PARTICIPATING: Irene Nagle

Bill called the meeting to order at 7:00pm.

Modification to agenda:

Discussion of additional Planning Commission member.

Bill discussed the need for an additional member to replace the vacancy left by Mike Barrett's resignation. Shawn Hallisey and Bob Dumeier have declined. Tom suggested Molly MacMahon and will contact her to see if she's interested. Bill suggested either James or Jennifer Hemmond as potential candidates.

Approval of April 18th, 2018 minutes:

Dave made a motion to approve the minutes of the April 18th, 2018 meeting as recorded.

Tom seconded the motion.

There was no discussion.

Bill called the motion.

The minutes were approved unanimously.

Citizen's Concerns

No additional citizens were present

Old Business:

Irene presented the board with the remaining Unified Development Bylaws. The following discussion was had:

The discussed changes of April 18th were made to the Industrial Commercial District, the Village District, and the Rural Residential District. No other changes were made.

Discussion: Tom raised concerns about the town dictating how land owners can divide land. Irene suggested continuing this line of discussion as the board continued to read over the remaining by-laws.

The "Village Commercial District" located between Route 18 and Higgins Hill Road is a new district to the zoning by-laws. Under conditional uses the designation of "Medical Outpatient Clinic" will be found in the definition section of the by-laws.

Discussion: The question of a maximum building height was raised. There is a general requirement in the Town Plan.

The "Resource Value District" is a new addition to the Unified By-laws.

Discussion: "Dwelling, Single Family" and "Dwelling Accessory" have been placed under "Permitted Uses." Irene noted that this will provide an "extra layer of thought" requiring consideration of forest block when building a house.

Tom questioned why 27 acres should be required for a Conservation Subdivision Design rather than 25 acres. Irene noted that the purpose is to retain some land into Current Use. This will preserve agricultural and forest land by putting building lots closer together, preventing fragmentation.

"Agricultural Overlay District" is a new district added to the Unified By Laws.
No discussion was had.

Other discussion:

Bill asked whether any existing issues due to the new by-laws will be grandfathered in. Irene indicated this could be acceptable as long as issues fall under best management practices.

Irene will provide a copy of the revised Unified By-laws to the Planning Commission board members as well as to the Waterford Town Select Board by Monday, May 14th.

Jen will make a copy to put in the Town Clerks' Offices and on the Waterford Town website.

Dave made a motion to adjourn the meeting at 9:00.

Tom seconded the motion.

Meeting was adjourned.