



Meeting Minutes
Waterford Planning
Commission
Wednesday, May 18, 2022
7:00 pm

Meeting called to order by Roberta Gillot at 7:05pm, Vice Chair Howard Remick and Commission members Kim Willey, Jason Miller, and Robert Cushing all in attendance along with Zoning Administrator Chris Brimmer and property owner Rosemary Gingue.

ZA reported that the DRB met Monday night May 16 and approved a lot unification plat and a commercial site plan for an additional shop bay at Pike. Seven permits have been issued for sheds and decks since last meeting.

Discussion of the White Village District and the issues of the district boundaries were debated. The terrain is problematic for development and the ridge does form a natural boundary. Options include: leaving the boundary and reaching out to the concerned property owner about the actual probable outcomes of the new zone; changing the boundary to exclude the parcel in question; or a possible slope overlay. Discussion was tabled pending further property owner input, Commissioners will reach out to property owners they know personally.

Discussion of the Higgins Hill District and some questions from Rosemary Gingue about the interplay between ag enterprise, home occupations and how the permitted and conditional use lists work. The use of the land as both a residence and a farm create carve outs that allow wider uses than would be allowed if the land were vacant, cleared for redevelopment, or simply used as a residence.

The Commission discussed approaches to the definitions and listings for the uses in the district provisions. There was consensus that using broad definitions for uses to be allowed with more specificity for uses to be barred would make the bylaw far more user friendly. ZA to forward the Fairlee bylaw for purposes of comparison.

PC reviewed the minutes of April 20, 2022, motion by Kim to approve as written, second by Howard, motion passed by acclamation.

A draft agenda items for next month:

- cannabis
- Higgins Hill District permitted and conditional use lists

- White Village, reports back on owner's opinions, possible border delineation
- Definition review

Motion by Jason to adjourn, seconded by Kim approved by acclamation. Meeting was adjourned at 8:46.