



**Town of Whitingham
Planning Commission**

MINUTES OF APRIL 17, 2019

These Minutes will be accepted into the public record (with any corrections noted) at a future meeting of the Whitingham Planning Commission.

The Whitingham Planning Commission held a special meeting on Wednesday, April 17, 2019 at 7:00pm in the Whitingham Municipal Center, 2948 VT Route 100, Jacksonville, VT.

Attendees: Brad Lackey, Chair; Gig Zboray, Zoning Administrator; John Bennett of Windham Regional Commission. There was not a quorum of Planning Commission members.

Call to Order, Additions or Changes to Agenda: Brad Lackey called the meeting to order at 7:03 p.m. There were no additions or changes to the agenda.

Hearing of Visitors none

Work session to continue edits of the Whitingham Zoning Regulations

Discussion regarding updating the Flood Hazard Regulations, Article 7 of the Zoning Regulations. John noted that if Whitingham does not plan to adopt River Corridor Protection then we should update the Flood Regs based on the ANR model. He suggested that we ask John Broker-Campbell of VT DEC Watershed Management Division to help us. Alyssa Sabetto of WRC will also be able to work with us to update that section.

We went back to 6.1.7 (old # 6.1.5) Non-Conforming Structures and Nonconforming Uses. We received some verbiage from Montpelier that John will edit to work for us. This section should be organized into structure, use and lot in a clear manner.

6.3 Home Occupation/Home Industry – reviewed and minor changes made for clarity.

6.4 Landscaping and Screening Requirements – no changes made.

6.5 Fences – 6.5.3 clarified that fences of 6'6" need Planning Commission site plan approval.

6.6 Parking – minor changes.

6.7 General Performance Standards – currently the terms are in bold in the middle of sentences. John will edit this section to be laid out in a manner similar to the rest of the Regulations.

Definitions –

Abutter added and will include properties across a highway/roadway. John will look for a definition in the statute because it may include wording of across a river as well.

Childcare – will use the definition from statute, a facility serving more than six full-time and four part-time children will require Planning Commission Site Plan Review.

Commercial Use – discussion around non-profit use which could be very similar to a commercial use. Definition changed from “any use of land or buildings for the purpose of selling at retail or wholesale a product, goods or services” to “any use of land or buildings for the purpose of providing a product, goods or services”.

We will continue working at “Conditional Use” at our next meeting/work session.

Next Meetings: Special meetings/work sessions have been scheduled for Thursday, May 2 at 7pm and Wednesday, May 15 at 7pm.

Zoning Administrator/other business, as needed Green Lantern, a solar company contacted the Planning Commission by email providing a site plan and information for a solar array at the Twin Valley Middle/High School. They would like to meet with the Planning Commission. Gig will invite them to one of our May meetings (whichever date works better for them).

Adjourn We went home at 9:05pm.

Respectfully submitted,
Gig Zboray, Zoning Administrator