

Wolcott Planning Commission Meeting

September 1, 2015

Wolcott Town Office

6:00 pm

Present: Jim Robert, Jeremy Foster-Fell, Maxfield English, Brian Cassino, William Cotten, Tom Martin, Seth Jensen of LCPC

Members of the DRB were invited to attend this meeting.

Seth opened the meeting for lack of a Chair for the Planning Commission. He explained the Town was applying for a FY 16 Planning Grant to conduct a feasibility study for a solar array at the town closed landfill. The first step in the process was to obtain a signed Resolution of Agreement from the Planning Commission. A question and answer period followed with a good discussion. The members did agree to sign the Resolution.

Jim Robert was elected to serve as Chair. Brian Cassino will serve as Secretary. The meeting date was officially changed to the 1st Tuesday of the month.

Seth presented the schedule for the updates for the Zoning and Subdivision Bylaw changes. The focus of the upcoming meetings will be to revise the subdivision regulation.

Tom brought forth concerns that the subdivision bylaws need to have clarify and give some items teeth

Permitted uses within the village center

Reword for permitted use rather than conditional use

Master plan process to go into the by-laws to utilize conditional use or permitted

Seth review utilizing PUD standards to clearly define regulations and incentives for plans etc..

Identifying roads as dividers

Starting a subdivision meeting whether you can place wording statute of limitations

Well head and overlays how they are approached and handled

Usage of frontage as a right of way re wording the 50 to 150 ft as usage

Internal conflict with wording between two documents as description for usage of a private road

Fire Department reviewing the standards yearly to approve regulation

Standards of fire hydrants etc.. are currently the language can be used as very discretionary

Set a standard to determine placements of utilities for fire safety etc..

Environmental set back should be 50 ft and shoreline definition

Vermont Clean Water Act setting storm water thresh holds and how development is permitted to meet water standards

Culvert regulations need to be addressed

Erosion control for 9% grades

Enforcement process

Fees / impact fees for subdivisions

Minor subdivision contracts should be addressed

Meeting Adjourned at ?

Next meeting will be held October 6th