

**Town of Whitingham**

**Planning Commission**

**WORK SESSION NOTES OF DECEMBER 12, 2018**

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

**Present:**

Planning Commission: Brad Lackey (Chair), Peter Barus (Clerk)

Zoning Administrator: Gig Zboray

Windham Regional Commission: John Bennett

**Call to Order**

The meeting was convened at 7:14 PM. A quorum of the Planning Commission members was not present.

**Results of Selectboard Hearing of Town Plan adoption**

The Town Plan was adopted by the Selectboard on December 5th, 2018.

Mr. Bennett provided copies of the Selectboard minutes, Town Plan hearing minutes, and relevant statutes. Two text changes had been made to the Town Plan that were not found to be sufficient to require a new public hearing (24 V.S.A. § 4385). There was reference to a suggested map change that was not made. The two text changes were in the Economic Development section – in the first paragraph add a reference to the Allan/Reed farm. Under Recommendations add # 2.2, to say “Whitingham should become a designated “Right to Farm” community”. The person who made the request volunteered to provide research on relevant statutes, etc. On behalf of the Selectboard, Ms. Zboray will send a letter to the WRC requesting review and approval of the plan, as well as confirmation of Whitingham’s planning process pursuant to 24 V.S.A. § 4350.

2. **Zoning Bylaws work session**
3. **Continue Work on Zoning Regulations**

Article V had been completed in the previous meeting. For Article VI, Mr. Bennett provided copies of 24 V.S.A. § 4412, required provisions and prohibited effects, and § 4413, limitations on municipal bylaws. Wording of General Regulations Article VI was brought into conformance with cited statutes. It was noted that statutes change from time to time. Work was completed to the section heading “Required Frontage.”

**Agenda Items for January 9th, 2019**

* Approve minutes for November 14th, 2018 review “work session notes” of December 12, 2018 meeting.
* Resume Zoning bylaws work at Nonconformities

**Adjourn**

The meeting ended at 8:38 PM.

*Respectfully submitted, Peter Barus, Clerk, December 17, 2018*