

**Town of Weston
Planning Commission
PO Box 98
Weston, VT 05161-0098
Minutes of Regular Monthly Meeting, January 3, 2022**

Present: Geof Brown, Anne Degan (phone), Ann Fujii, Lexi Young, and Will Goodwin, ZA

From the Public: Deb Granquist, Development Review Board chair, and Wayne Granquist (both by Zoom)

Absent: Matt Lynch, Kim Price

Agenda

1. Additions to Agenda
2. Weston Zoning Bylaws Update-next steps
3. WRC Planner-discuss, set up meeting
4. Zoning Administrator Update
5. Approve Minutes
6. Adjourn

Chair Lexi Young declares a quorum and calls the meeting to order at 7:08 p.m.

1. Additions to Agenda

Ann Fujii moved (Lexi Young seconded) to reorder the agenda, placing Approve Minutes at the top of the agenda for this meeting and for all meetings going forward. She said this would (1) bring us in line with suggested practice in Robert's Rules of Order and (2) allow us to review the December minutes before discussing the zoning bylaws because one item is directly related. Motion passes unanimously.

2. Approve Minutes

Geof Brown moved (Lexi Young seconded) to approve December 6, 2021 minutes with minor corrections. Unanimously approved.

3. Weston Zoning Bylaws Update-next steps, WRC meeting

Ann Fujii distributed hand-outs clarifying the roles of the Planning Commission, the Development Review Board, and the Zoning Administrator. She reiterated our decision (documented in the December 6, 2021 minutes) to table any discussion of specific bylaw revisions until we have had a chance to meet with John Bennett, planning consultant for the Windham Regional Commission. It was agreed the meeting would be strictly educational, to discuss the general process and how the WRC might guide us from here. Ann and others thanked Will Goodwin, ZA, for his great work so far outlining potential bylaw changes.

Ann Fujii moved (Geof Brown seconded) to contact John Bennett directly to find out what it would cost to have John come meet with us and give us some general guidance. Ann will contact him as a representative of both the Selectboard and PC, and report back to the Selectboard on the funds needed. Motion passes unanimously.

4. Zoning Administrator Update

Will Goodwin, ZA, reported the following:

- Weston did not receive a state Municipal Planning Grant. Only Rockingham and Brattleboro from our region received grants this year, he said.
- Inn at Weston representatives say they are working within the constraints of the approved 1999 parking plan and are not interested in sharing anything new on that.
- ZA has been asked to testify before the state Environmental Board January 11, 2022 in the Brandan and Leah McCanna appeal of a ZBA variance denial.

- There is no specific reference in the bylaws to "one principal use per property" as most towns have, which ZA says could cause confusion as to what is allowed on one lot.

5. Other

Wayne Granquist said the pressing need for workforce housing, whether it be clustered, mixed use, or accessory dwellings, should be a priority for the PC.

Lexi Young moved (Ann Fujii seconded) to have each PC member come up with 10 questions to survey Weston residents at Town Meeting on their vision for the town. Geof Brown noted survey response was disappointing for the pedestrian study. Deb Granquist said a direct-mail townwide survey about 10 years ago received 55% to 70% response. Motion fails, with members feeling we should first meet with the WRC planning consultant and take it from there.

6. Adjourn

Lexi Young moved (Geof Brown seconded) to adjourn. Motion passes unanimously. Meeting adjourns at 8:00 p.m.

Approved: _____ Lexi Young, Chair Date _____

Submitted: _____ Anne Degan, Acting Secretary Date _____

DRAFT