

**Town of Weston  
Planning Commission  
PO Box 98  
Weston, VT 05161-0098  
Minutes of Meeting, February 3, 2020**

**APPROVED**

Weston Town Office, 7:00 p.m.

Present: Chris Lindgren, Brad Ameden, Matt Lynch, Anne Degan, Kim Price, Nicki Pfister  
Absent: Alan Knapp  
Also attending: Will Goodwin, ZA; Leslie Kimball, Marisa Bolognese, Deborah Grandquist, Susanna Gellert, Chris Cole, Francis DeVine, Brad Ameden as party status, Matt Lynch as party status

Chris Lindgren called the meeting to order at 7:00 p.m.

Agenda

1. Additions to Agenda
2. Weston Hub Hearing
3. Approve minutes
4. Scoping Study update
5. Zoning Administrator updates
6. Adjourn

1. Additions to Agenda- Planning Commission email (last item)

2. Weston Hub Hearing

Chris Lindgren opened the meeting by reading the hearing notice for the Weston Hub Site Plan Hearing.

Brad Ameden and Matt Lynch recused themselves from the hearing.

Return receipts required for abutter notice were acknowledged.

Leslie Kimball submitted the 4 copies of the site plan and narrative for review as required.

Leslie Kimball presented the proposed modifications to the approved Walker Farm Theatre Company for the Weston Hub Site Plan.

Anne Degan made a motion to recess the Weston Hub site plan hearing. Kim Price seconded the motion. Motion passes unanimously: Anne Degan, Kim Price, Chris Lindgren and Nicki Pfister. The hearing will resume on March 2, 2020 at 7:15 p.m.

3. Approve Minutes

Brad Ameden made a motion to accept the minutes of January 6, 2020 with corrections. Anne Degan seconded the motion. Motion passes unanimously. Abstain: Kim Price.

*Note:* The question had been raised at the January 6, 2020 meeting regarding the ownership of the site plan. How is a site plan handled that involves leased property?

Will Goodwin contacted Robert Woolmington of Woolmington, Campbell, Bent & Stasny, P.C. for clarification. Robert Wollmington's response in part: (See attached for complete response).

*All permits "stay with the property" or, as lawyers like to say, "run with the land." There might be some circumstances in which the duration of a permit is appropriately limited, and in such a case, the limitation should be an express condition on the permit so the limitation is clear to all.*

Therefore, the Applicant is the Weston Hub. The Landowner is WPTC, so permit belongs to the WPTC.

4. Scoping Study update:

The Steering Committee met with Jenny Austin from Dubois and King on January 15, 2020 to review the proposed alternatives. Feedback was provided to D&K and alternatives to be developed were suggested. Three members of the Steering Committee met on January 23<sup>rd</sup> and compiled a list of questions for D&K (and possibly VTrans if D&K were unable to answer the questions). The list of alternatives to develop was reviewed. On January 23, the 2 lists were emailed to Jenny Austin at D&K. We have not received information back at this point. The next step would be for D&K to meet with Marc Pickering of VTrans to receive approval to the move forward and develop the alternatives.

The D&K presentation to the town of Weston is scheduled for March 16<sup>th</sup> in the Playhouse. Nicki Pfister will talk to Chris Campany to make sure things move along.

The idea of providing snacks at the March 16<sup>th</sup> meeting was brought up. Nicki Pfister will speak with Jenny Austin about this. It was suggested that a table be set up with information about the Scoping Study, including the presentation date at Town Meeting. Nicki Pfister will speak with Jenny Austin about this.

5. Zoning Administrator Updates

Will is looking to see if there is a difference between a permit and an amendment to a permit. Does the amendment make it a new permit?

6. Nicki Pfister will speak with Kim Seymour about Planning Commission email addresses.

7. Adjourn

Matt Lynch made a motion to adjourn. Brad Ameden seconded the motion; motion passes unanimously. Meeting adjourns at 8:40 p.m.

Submitted: \_\_\_\_\_ Chris Lindgren, Chair Date \_\_\_\_\_

Approved: \_\_\_\_\_ Nicki Pfister, Secretary Date \_\_\_\_\_