

**Town of Weston
Planning Commission
PO Box 98
Weston, VT 05161-0098
Minutes of Meeting, March 2, 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, Francis DeVine, Susanna Gellert, 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 continued @ 7:15
3. Approve minutes
4. Scoping Study update
5. Zoning Administrator updates
6. Adjourn

1. Additions to Agenda-

- Review ZBA Decision (place as #2 on agenda)
- Planning Commission email (place as #7 on agenda)

2. Review Zoning Board of Adjustment Decision

The PC took time to review the ZBA Conditional Use Review Findings and Decision for the Weston Hub. The ZBA granted approval of the conditional use requested with minor conditions.

3. Weston Hub Hearing Continued

This discussion is a continuation of Weston Hub Site Plan Review Hearing that began on Feb 3, 2010.

Brad Ameden and Matt Lynch recused themselves from this hearing.

The purpose of this discussion is to review the ZBA decision and consider any new evidence or address any new questions in light of ZBA decision.

New evidence: Chris Lindgren read a letter from Meredith Larson received on March 2, 2020. This gives Meredith Larson party status and she will receive a copy of the Planning Commission decision. In the letter Meredith Larson expressed concern about increased foot/vehicle traffic, lights remaining on, and no limits on the hours of operation for the café.

Leslie Kimball referenced the ZBA decision and in her opinion the ZBA does not have jurisdiction on lighting plans and pedestrian traffic.

Susanna Gellert said that the WPTC is trying to be a good neighbor and will work to have timers for the lighting.

Brad Ameden said the hours of operation could be extended with new owners. He also expressed concern that the impact on vehicular and foot traffic could be significant.

Brad Ameden also expressed concern that this permit will travel with the property, so any other restaurant could make changes.

Brad Ameden expressed concern that Meredith Larson did not receive the ZBA decision. Brad Ameden said that according to State Regulations 4471 she should have received one.

Leslie Kimball addressed the issue of screening raised by Meredith Larson. The screening was approved in the 2013 site plan. Leslie Kimball said that the Weston Hub wants to be a good neighbor and wants to work with neighbors.

Nicki Pfister made a motion to close the Weston Hub site plan hearing. Anne Degan seconded the motion. Motion passes unanimously.

4. Approve Minutes

Kim Price made a motion to accept the minutes of February 3, 2020 with corrections. Anne Degan seconded the motion. Motion passes unanimously.

5. Scoping Study update:

The timeline has been extended and the presentation to the town by Dubois & King will take place toward to end of March beginning of April. An outreach committee (3 members of the steering committee) was formed. During their initial meeting they decided it would be very helpful if they could participate in the meeting between Dubois & King and VTrans.

This met with approval by all parties. The meeting will take place on March 13th. Participants include: Dubois & King engineers, the outreach committee, Marc Pickering of VTrans, Jon Lemieux, VTrans, Chris Campany of Windham Regional. The purpose of the meeting is to address any questions the outreach committee members have, present the alternative plans to VTrans to make sure they meet state regulations. Next step: The outreach committee will be meeting with property and business owners directly impacted by the alternatives. With the new timeline, it was decided not to have a table at town meeting.

6. Zoning Administrator Updates

Will Goodwin was 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? Will Goodwin is still researching this question.

Note- Planning Commission should look into whether the entrance to the Playhouse at Walker Farm needs a street name with new 911 numbers.

7. Planning Commission email addresses.

Nicki Pfister will spoke with Kim Seymour about the email addresses for PC members. Kim Seymour will be getting in touch with us.

Nicki Pfister made a motion to enter deliberative session at 8:00 p.m. Anne Degan seconded the motion. Motion passes unanimously. Will Goodwin, ZA, has been invited to attend.

The purpose of the deliberative session is to review the Weston Hub site plan.

Nicki Pfister made a motion at to come out of deliberative session. Kim Price seconded the motion. Motion passes unanimously.

Kim Price made a motion to approve the Weston Hub site plan with conditions. Anne Degan seconded the motion. Motion passes unanimously. A detailed decision will be distributed as required.

8. Adjourn

Kim Price made a made a motion to adjourn. Nicki Pfister seconded the motion; motion passes unanimously. Meeting adjourns at 10:33 p.m.

Approved: ss://Chris Lindgren Chris Lindgren, Chair Date 4/6/2020

Submitted: ss://Nicki Pfister Nicki Pfister, Secretary Date 4/6/2020