

APPROVED

**Town of Weston
Planning Commission
PO Box 98
Weston, VT 05161-0098
Minutes of Meeting, February 1, 2021**

Meeting taking place via videoconference and telephone. The call-in option is also available for the public.
Present: Chris Lindgren, Brad Ameden, Anne Degan, Kim Price, Bob Vesota, Will Goodwin, ZA, Nicki Pfister
Absent: Matt Lynch

Agenda

1. Video & Teleconference meetings
2. Additions to Agenda
3. Zoning Administrator update
4. Approve Minutes
5. Lindgren Subdivision
6. Adjourn

Chris Lindgren called the meeting to order at 7:05 p.m.

1. Video & Teleconference meetings- nothing new

2. Additions to Agenda- question about signature on plat for Foster Subdivision

3. Zoning Administrator update

Kinhaven has requested that their permit for the concert hall be extended to the fall of 2021. This needs to be on the agenda for the March meeting.

4. The Town Office has requested that all plats for both minor and major subdivisions be signed by the Planning Commission for continuity. A mylar was submitted for the Foster minor subdivision. Will Goodwin will look for the rules regarding this issue and send the information to Planning Commission members.

5. Approve minutes

Brad Ameden made a motion to approve the minutes of January 4, 2021. Anne Degan seconded the motion. Motion passes unanimously. Kim Price and Bob Vesota abstain

6. Lindgren Subdivision

Chris Lindgren recused himself in order to present his preliminary plat. Nicki Pfister assumed the role of chair for the review of the map. Anne Degan will take minutes.

7. The Planning Commission reviewed the Lindgren Preliminary Subdivision Plat under the criteria listed in the Major Subdivision Regulations. This is a 15.5-acre plot divided into six lots accessed by an existing unnamed roadway, existing work road, and Route 100.

The PC requested that Chris Lindgren make the following changes to the map before the Public Hearing:

- Add the 2" sewer line for Lot 1 to the D-box
- Change the incorrectly labeled 'Proposed Well Lot 1' to 'Proposed Well Lot 2'
- Change 'Proposed House' to 'Proposed House Site' for each lot
- Add the approximate grade of the existing unnamed roadway, specifying that the grade does not exceed 10%.
- Add the exact dimensions of the boundaries for each lot
- Add the direction (with directional arrows) and size of the culverts under Route 100.
- Include a description for a proposed fire water source (such as restoring the existing fire hydrant at the nearby Maple Hill pond).

It was agreed that the language for right-of-way access and proposed septic easements was sufficient at this stage because there will be an 'as built' plan at a later stage, possibly to include minor, allowable infrastructure changes. The PC noted that only 10-foot contours were requested on the map for the sake of clarity. It was also noted that the proposed house site for Lot 4 must be accessed

off the existing unnamed roadway unless a future owner chooses to bring the existing work road up to town road specifications for access.

A Public Hearing will be warned for the next PC meeting March 1, 2021. Will Goodwin, ZA, will warn the hearing in the paper of record at least 15 days prior to the hearing. Chris Lindgren will submit eight copies of the map with changes to the Town Office at least 15 days before the hearing, notify the abutters, and post the "H" (Hearing Notice) on the property.

8. Adjourn

Bob Vesota made a motion to adjourn. Kim Price seconded the motion. Motion passes unanimously. Meeting adjourns at 8:43 p.m.

Approved: _____ Chris Lindgren, Chair Date _____

Submitted: Nicki Pfister Nicki Pfister, Secretary Date 3/2/21