

**Ryegate Planning and Zoning
December 19, 2016
Approved Minutes**

In attendance:

Members – Wally Bragg, Rick Colby, Kate Davie, Mary Dole, Steve Genereaux, Reggie Hazel, Nancy Perkins, and Fremont Nelson.

Also: Bill Elder; no members of the public

Call to order – Meeting was called to order at 7:10 pm

Adjustments to agenda – Reggie H. moved, and Nancy P. seconded, added three items to the agenda; the motion passed unanimously. The three items were:

- P&Z 2017 budget request
- Discussion of zoning regulations and plans for a garage on the Maas property
- Town plan revisions.

Discussion of zoning regulations and the Maas permit – Mr. Maas addressed the board. He and his wife have recently purchased the Wozny property on Creamery Road and would like to build a garage. The two acre parcel contains both medium and low density zones, each requiring 15' and 50' sideline setbacks, respectively. After discussion, Reggie H. moved and Rick C. seconded a motion that the board agrees with the permit for a garage. The building is located in the medium density zone, so the proposed garage may be built to within 15' of the property line despite the fact that a portion of the total lot is in the low density zone. The motion passed unanimously.

Minutes of the meeting of November 21, 2016 – The meeting minutes of November 21, 2016 were read and corrected. Rick C. moved, and Reggie H. seconded, that the corrected minutes be approved; the motion passed unanimously.

Planning and Zoning budget – After some discussion in which it was noted that the board had received a \$7,500 grant from NVDA, but also that it will be needing to have a new town plan approved and that it ran out of funds in the current fiscal year, Reggie H. moved, and Nancy P. seconded, a motion to request \$5,000 from the town budget at the 2017 town meeting; the motion passed unanimously.

Blaisdell letter – Fremont N. read a draft of letter to Carl Blaisdell concerning the issues brought before the meeting of November 21st. The board agreed with the contents of the letter, and the only note was made by Steve G., who suggested that a copy of the letter be send to the District 7 Environmental Office.

LeFevre property – Bill E. reported that John LeFevre objects to the requirement for setback from the shoreline in the property of his brother's estate. Bill E. explained that since it is a state requirement the Ryegate Planning and Zoning Board cannot approve the request. Steve G. moved, and Reggie H. seconded, that the application for a variance be denied based on the state requirement which dictates a 250' setback from the shoreline; the motion passed unanimously.

Report of the Zoning Administrator – Bill E. reported on the following:

- A prospective purchaser of John Beardsley's property in East Ryegate village would like to

know if it is possible to pasture a horse on the property. It was determined that there are no regulations relating to livestock within village limits, but that horse manure would be considered a contaminant which would not be allowed within 100' of the village wellhead. Bill E. will measure the distance from the proposed pasture to the wellhead, as it might fall within the 100' limit.

- Dean Chase may be proposing a 5 or 10 acre subdivision from his larger property. He will need an application and septic permit.
- The district environmental office is moving to Emerson Falls Rd. in St. Johnsbury, as Bill E. was informed by a Mrs. Cross of that office.

Select Board hearing on zoning bylaws – It was noted that the Select Board will be holding their public hearing on the adoption of the new zoning by-laws on January 9th, and that P&Z board members should attend if possible.

Town Plan revision – It was noted that Alison Low feels that the only sections which require extensive updating are the Economic and Energy sections.

Reggie H. has researched other towns' economic sections; Groton doesn't have one, Barnet has 2^{1/2} pages which don't meet all the state's requirements, and Waterford's plan has “many” pages devoted to economics. She also noted that NVDA has all the data we would need.

Steve G. agreed to create a draft for the energy section.

Reggie H. will find a digital copy of the current plan and forward it to Steve G. He and Kate D. will review it to see what needs to be updated. When the P&Z board meets on January 9th, the sections requiring work will be assigned to board members with a goal of having a complete revision in time to comply with the state deadline of May 2017.

Adjournment – Nancy P. moved, and Mary D. seconded, a motion to adjourn at 9:06, the motion passed unanimously.