

Ryegate Planning and Zoning
October 16, 2017
Approved Minutes

In attendance: Members – Wally Bragg, Richard Colby, Kate Davie, Mary Dole, Steve Genereaux, Reggie Hazel, Nancy Perkins, and Fremont Nelson. Also: Daisy Darling, Bill Elder, and Alison Low.

Call to order – Meeting was called to order at 7:08 p.m.

Minutes of the 8/21/17 meeting – The minutes were approved as read.

Darling property – The zoning administrator inquired about the intended use of the prefabricated structure which Brenda and Stephen Darling are planning to have delivered to their homestead on Scotch Burn Drive. Ms. Darling responded that she and her husband are moving into the existing trailer along with her husband’s family and that they plan to reconstruct portions of it, improve its wheelchair accessibility, and hope to eventually build an addition to it. She said that the prefabricated structure will be used to house belongings from the trailer during the improvement projects and that after the projects are completed it will be used for storing motorcycles and similar property. She said that they do not intend to use it as living space. The structure in question is an Old Hickory 14’ x 40’ unit described as a “lofted barn.”

Bill E. asked about the condition of the site’s septic system, and whether or not the structure would be located above it. Ms. Darling responded that the barn would not be sited above the septic system, which needs to have some pipes replaced but is, according to her father, only about half full.

Bill E. will ask Mr. Wilson at the regional environmental office to keep him apprised of any applications for changes to the water systems at that site. He will also ask Ms. Darling to show him the exact proposed siting of the barn prior to permit approval, to ensure that it does not infringe on property line setbacks.

New town plan – Alison L. distributed drafts of the introduction and the newly required flood resilience sections of the plan. She also suggested that, for a variety of reasons, we might wish to pursue “village center” designations in East Ryegate and South Ryegate. This designation would provide opportunities for tax credits for individual property owners and access to grants for the town, but would not restrict property owners use of their property. Alison suggested that we invite the program leader to visit Ryegate and lead a walking tour of the villages to point out how they might benefit from the “village center” designation. The consensus was that this would be a good idea.

Zoning Administrator's report – Bill E. reported on the following applications:

- Bob and Natasha Longmoore are building 26’ x28’ garage.
- Sally Wilson is building a shed for which she has received the necessary lakeshore approval.

Bill E. also wanted to know whether or not sugar houses are considered agricultural buildings, which are exempt from permit fees. Reggie H. believes that she can find the statutory list of buildings which qualify as agricultural buildings.

Rick C. asked if the town needs a permit for the new salt shed since he plans to begin construction shortly. It was agreed that, while there would not be a fee, a permit should be filed and that Nelson

Elder was the likeliest candidate for that task.

Adjournment – At 8:42 Reggie H. moved, and Rick C. seconded, a motion that the meeting be adjourned and it was.

Respectfully submitted,
Kate Davie