

**Ryegate Planning and Zoning  
December 18, 2017  
Unapproved Minutes**

In attendance: Members – Alice Allen, Wally Bragg, Richard Colby, Kate Davie.  
Also: Richard Amore, Bill Elder, and Alison Low.

**Call to order** – Meeting was called to order at 7:15 p.m. by Rick Colby

**Minutes of the 10/16/17 meeting** – The minutes were approved as read.

**New zoning map** – The splendid new zoning map was delivered to the board by Alison L. and reviewed briefly.

**Ron Morgan – Paper mill update** – Bill E. stated that Ron Morgan is now proposing to create a distillery and restaurant on the old paper mill site in East Ryegate. He noted that the extent of the parcel is about five acres, that it has rail access, and that it contributes about \$100 per year in taxes. Bill E. also noted that he has not seen any official paperwork of any kind relative to changes to the site.

**Alison Low** – Alison L. introduced Richard Amore, the Planning and Project Manager at the Vermont Agency of Commerce and Community Development. The two of them, along with Chairman Nelson had completed a tour of the three largest village centers in Ryegate. Richard A. provided an engaging presentation about the goals of the Village Center Designation program and how it can benefit towns. The following points were made:

- It is the state’s goal to maintain active village centers, separated by countryside.
- The Village Center Designation program provides:
  - Staffing, funding and other assistance for town planning
  - Priority status for some state grants
  - Tax credits to private property owners
  - Access to the state funding directory
- There are currently 141 designated village centers in the state. The NVDA catchment has seventeen and two downtown designations.
- Permits towns to work directly with realtors to inform potential purchasers of real estate of the tax credit/grant opportunities available.
- Requirements for the application were listed. The Vermont Downtown Development Board makes the decision about applications.
- Designation must be renewed every five years.
- Statewide, the program pays for itself by increasing the grand list with improved buildings. It began with a budget of \$200,000.00, but has now increased to \$2.4 million.

**Next meeting** – Due to the intrusion of the town’s budget planning meeting on the third Saturday in January, we will shift the next meeting to January 29<sup>th</sup>, the fifth Monday.

**Zoning Administrator's report** – Bill E. reported on discussions he has had with Sonya Grant of Grant Trucking, who is interested in buying Warner’s campground. She addressed a number of questions to Bill E. concerning water sources and removing a structure. He advised her to locate the

deed to the property, which should answer some of the questions.

Bill E. reported on the following applications:

- Darlings are no longer pursuing the installation of a prefabricated storage building.
- Kendall and Mertie Beck have applied for a permit to build a covered breezeway at their home.
- Joe and Rachel Clough filled out an application to notify town officials that they have opened a home business.
- Fremont Nelson is building a new calf pen.
- Bruce Nelson would like to build an addition to a trailer where his farm help is housed. He had paid for his permit, but thought it should be exempt by virtue of it being a farm building.

He concluded his report by saying that he really needs to find the list of exactly what does and does not qualify as an agricultural building.

**Adjournment** – At 8:38 Alice A. moved, and Wally B. seconded, a motion that the meeting be adjourned and it was.

Respectfully submitted,  
Kate Davie