

Ryegate Planning and Zoning
May 15, 2017
Unapproved Minutes

In attendance: Members – Wally Bragg, Richard Colby, Kate Davie, Steve Genereaux, Reggie Hazel, and Fremont Nelson. Also: Randy and Lisa Ames, and Tom Otterman.

Call to order – Meeting was called to order at 7:00 p.m.

Change to agenda – Reggie H. moved, and Rick C. seconded, a motion to add discussion of the Bruce and Eleanor Leach property; the motion passed unanimously.

Minutes of the 4/17/17 meeting – The minutes were approved as read by Fremont N.

Ames property – Randy and Lisa Ames appeared before the Board to inquire about the legal standing of their tiny house/camper on East Rd. Reggie H. asked that they provide a copy of the sales receipt for the structure to the Town Clerk. She also directed their attention to §317.01 of the zoning bylaws which says, in part, “Camps which are occupied for more than 180 consecutive days during a calendar year shall be considered permanent dwellings . . .” which includes property tax liability.

Leach property – Tom Otterman presented a site plan for a subdivision of the Leach property on Whitelaw Rd. into two lots. The property has an existing single family dwelling and the site plan includes provision for the construction of an additional home. There is adequate acreage for both lots, but the new building will need to take into account a 200' setback from a stream, and for that lot the road frontage is seven feet short of the required 400'. As presented, the plan gave the full road frontage to the first lot (with the original building), with the second lot having only a right of way through a narrow strip of the first lot which followed the road. The Board requested that the owners investigate acquiring the additional seven feet needed for the required minimum, and request a variance only if that is not possible.

Clough home business – After a brief discussion Reggie H. moved, and Steve G. seconded a motion that the Board acknowledge that the proposed animal boarding business at the home of Rachel and Jacob Clough meets the standards outlined in §306 of the zoning bylaws and does not require a permit. The motion passed unanimously.

Zoning Administrator's report – Fremont N. reported for Bill Elder as follows:

- The regional environmental office is apparently still reviewing the plans for the Blaisdell property.
- Clark Bogie has constructed a machine shed/tank storage building. He was sent a permit application and Bill E. and Reggie H. have viewed the site.
- Crystal McGaffey would like to install a double wide modular building on the site of a camp in Little Ryegate.

Non-binding business –

- Mr. Jones correspondence concerning the Ames' camper was reviewed, and it was agreed to refer him to Board meetings if further discussion is required.
- Alison L. was unable to make this meeting but plans to attend the next one. Fremont read a letter which she had sent and distributed a Ryegate energy profile and the regional energy plan.

- The possibility of not holding all three of the regular meetings during the summer months was considered, but it was resolved to meet again with Alison L. in June and review the workload.

Adjournment – The meeting was adjourned at 8:42.