

Ryegate Planning and Zoning
June 19, 2017
Approved Minutes

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

Call to order – Meeting was called to order at 7:17 p.m.

Minutes of the 5/15/17 meeting – The minutes were approved as read.

Paper of record – Fremont introduced the question of whether *The Bridge Weekly* should be used as the P & Z's newspaper of record. It was agreed that as the most local and most widely read paper in town it should be. Mary D. moved, and Rick C. seconded, that the board use *The Bridge Weekly* as its newspaper of record; the motion passed unanimously.

Work with NVDA – Alison Low of the NVDA appeared before the Board to share several resources which she and her office had prepared.

- She inquired whether or not the newest revision of the town zoning map has been officially approved. It has not; and as its whereabouts are uncertain, she agreed to provide another copy for the board's perusal.
- She also provided a copy of the *Regional Food System Plan for Vermont's Northeast Kingdom*, which should be used to inform the creation of the town plan.
- She noted that in order to gain the status of “substantial deference” in interactions with the Public Service Board, the town plan will need to include considerable detail about energy plans.
- She reviewed Ryegate's Energy Profile, as written by her with data available from the NVDA. She also reviewed several maps which the NVDA cartographers have created which outline some possible placements for renewable energy installations.
- Alison L. also agreed to begin working on a draft of the energy section of the town plan, which she will share with the plan committee at a future date.

Leach property – Bill E. reported that he had had no further communications with the Leach's in regards to their Whitelaw Rd. property.

Zoning for animals – Fremont N. distributed a collection of communications from Chris Winters of the Vermont Secretary of State's office concerning various zoning regulations and livestock, especially wandering livestock. It appears that it may be legal to eat a neighbor's poultry if said poultry is not confined and wanders onto neighboring property.

Solar correspondence and discussion – Fremont N. reported that he had received a telephone call from an employee of SunCommon concerning the landscaping which is planned to provide visual screening for the adjacent neighbors of the proposed solar installation on Bruce Nelson's property. The board authorized Fremont N. to contact SunCommon to say that appropriate screening to mitigate visual impact of the installation is highly recommended by the board.

Zoning Administrator's report – Bill E. reported as follows:

- Nick Kendall built a dormer on his house which now has completed paperwork.
- Richard Frost is planning to demolish the house closer to the road on his property and expand the camp which is on the same lot but further uphill.
- Dean Chase's house is under construction and will be 30' x 50'.
- Hoyt Darby, Jr. has built a deck on his house, with a hot tub, but has failed to file a building permit for it, despite one having been left on his door along with other efforts to communicate with him.
- Clark Bogie has now filed the appropriate permits for his fuel shed.
- Bill E. also submitted a letter recommending that the board investigate add-on fees and/or other methods of enforcing permitting requirements, noting that in Barnet the town attorney writes letters informing those in non-compliance that there is a \$200 per day fine. Bill was asked to check with the Ryegate town attorney to see what our options might be.

Adjournment – The meeting was adjourned at 9:20

Respectfully submitted,
Kate Davie