

**Ryegate Planning and Zoning**  
**March 20, 2017**  
**Unapproved Minutes**

In attendance: Members – Wally Bragg, Richard Colby, Kate Davie, Mary Dole, Steve Genereaux, Reggie Hazel, Fremont Nelson, and Nancy Perkins. Also: Bill Elder, Harry Burgess, and Richard Hodgson.

**Call to order** – Meeting was called to order at 7:03 p.m.

**Minutes of the 2/20/17 meeting** – The minutes were approved as read by Fremont N.

**Discussion with Harry Burgess regarding Cushing property** – Mr. Burgess brought to the board's attention that the subdivisions currently proposed for the subdivision appear on the tax map and were originally proposed in 1995. An additional house has been built, but none of the lots have been sold in the interim. Mr. Burgess noted that some small changes need to be made to the map. The width of Lot 1 needs to be adjusted slightly, the size of Lot 5 needs to be increased to allow for the newer shoreline setback, and the roadway near Lots 5 and 6 is actually further away from the line than is currently indicated on the map. Mr. Burgess noted that he has iron pins in to mark the lots and he would like to update the map and make a Mylar® copy. His intent is to bring the updated map to the next board meeting.

Reggie H. moved, and Rick C. seconded a motion that the lot line adjustments would need to be made to Lots 1 and 5, and the location of the roadway would need to be corrected prior to approval by the board; the motion passed unanimously.

**Reviewing and approving bills** – One bill was presented, from Alison Low, to reimburse the expenses involved in the legal notification to abutting towns of the revision of the town plan. A bill from Copies and More, for the copying of the new bylaws, is pending.

**Zoning Administrator's report** – Bill E. noted the following:

- The town treasurer sent out a form addressing liability insurance along with the town's W-9s and questioned whether he needed insurance or not.
- None of the abutters contacted about the Dean Chase subdivision have responded with concerns, and the water and septic was approved by the state.
- The Nyitrais have been informed that a formal survey is required before they petition the board for a variance.
- He has visited the new state offices on Emerson Falls Rd. in St. Johnsbury and talked with Mr. Wilson about new formulae being used.
- He will check with the Environmental office to see if the plans for the Blaisdell property were approved.
- There have been no new building permit requests.
- Fremont N. noted that Alison Low has provided a small updated map from NEVDA and she will be providing a larger scale one as well.

**Correspondence** – Fremont shared some photographs and a map produced by a landscape engineering firm illustrating the plans for tree/shrub screens proposed for the solar array in East

Ryegate which abuts the Vance and Keenan properties. There was also a letter from Lisa and Randy Ames, who wished to know if the board would approve of the installation of a “tiny home” a site on East Rd. which previously held a modular home and has water, septic, and electrical service on site. It was agreed that the structure would be treated as a mobil home.

**Town plan updates** – It was noted that the final deadline for the plan is July 2018, but that Alison Low advised that we should aim for final approval by December 2017. Fremont noted that significant progress has been made with the microfilming projects mentioned in the last town plan. It was also noted that much of the economic data we might want to include is available at the NEVDA website. Reggie H., Steve G., and Kate D. will meet prior to the next regular board meeting to edit the plan.

**Adjournment** – The meeting was adjourned at 8:28.