

RYEGATE PLANNING & ZONING BOARD
Meeting of April 18, 2016
Unapproved Minutes

In attendance: Fremont Nelson, Rick Colby, Mary Dole, Wally Bragg, Alice Allen, Regina Hazel
Alison Low, NVDA Absent: Nancy Perkins, Steve Genereaux, Bill Elder

AGENDA: Alison Low, NVDA re: Updating Bylaws & Town Plan
Appointment of Temporary Zoning Administrator
Review Zoning Applications
Suggestions for Zoning Administrator
Mormon Settlement in VT article: Mary Dole

Chairman Nelson called the meeting to order at 7:03 PM. Mary Dole read the minutes of the March 21, 2016 meeting. They were accepted as read.

Alison Low distributed the latest draft (4.18.16) of the Town of Ryegate Zoning Bylaws to the board. Ms. Low explained that the latest changes addressed statutory changes and language, technical corrections, and inclusion of minimal compliance of flood hazard regulations. (FEMA regs were checked for compliance.) The proposed bylaws document was then reviewed page by page:

Rural p. 13 Table 2:04: On a motion by Alice Allen and seconded by Mary Dole, quarrying was moved from “permitted” use to “conditional” use. After discussion, motion passed unanimously.

Page 12 and 14: On a motion by Alice Allen, seconded by Mary Dole and passing unanimously, Two family dwelling under table 2.03: Low Density was moved to “permitted” use from conditional and Two family dwellings were also inserted under permitted uses under Table 2.05: Industrial. Both moves were made to conform to fair housing standards where single family dwellings were permitted.

Table 2:09 Resource Overlay District: Ms. Low recommended removing this section because there were no standards to support it. Rick Colby moved to remove Section 2:09, pages 19 through 25 from the proposed bylaws. The motion was seconded by Alice Allen and passed unanimously.

Table 317.01 & 317.02: Ninety days was changed to 180 consecutive days to conform to State taxation statute. Changes were made on a motion by Rick Colby, seconded by Alice Allen, and passing unanimously.

Town Plan

Ms. Low explained that the Town Plan expires April, 2017. It has been recommended that solar installations be addressed in the Town Plan as opposed to the zoning regs. The Public Service Board is now paying closer attention to Town Plans in considering siting of solar installations. Ms. Low distributed the city of Bennington’s proposed Town Plan Language for Solar Electricity Generations and Transmission Siting for board members’ review.

Ms. Low distributed an Ryegate’s “Enhanced Consultation Report” developed by NVDA to review strengths and weaknesses of the Town Plan. Areas needing review included floodplains and economic

development. Municipal planning grants will be available in August to help with updating our town plan.

The next step for the Zoning regs would be for Select Board review. The NVDA will provide a checklist for proceeding with the approval process.

Permit Review: Without a Zoning Enforcement Officer, five permit applications were reviewed by the board. Cushing, Penney, Phillips, and Metevia were approved. Flood still needs to submit a survey. Fremont will call him.

Mary Dole distributed a Seven Days article regarding local VT land being purchased for massive settlements. Her concern was not with the specific group but that “the project was a useful wake-up call to communities that don’t have plans and regulations in place to address development.”

All members were encouraged to think about good candidates for a Zoning Enforcement Officer.

Meeting was adjourned at 9:25 PM on a motion by Alice Allen, seconded by Mary Dole, and passing unanimously.

Respectfully submitted,

Regina Hazel
Temp. Clerk