

Ryegate Planning and Zoning
October 17, 2016
Unapproved Minutes

In attendance:

Members – Wally Bragg, Rick Colby, Kate Davie, Mary Dole, and Fremont Nelson.

Also: Bill Elder and Alison Low; members of the public Carl Blaisdell and Tom Otterman.

Call to order – Chairman Nelson called the meeting to order at 7:11 p.m. Secretary pro tem Kate D. read the minutes of the September 19, 2016 meeting and they were unanimously approved as read.

Discussion of Blaisdell property – Mr. Blaisdell and Mr. Otterman submitted a revised map of a proposed subdivision of property bordering Lower Symes Pond. Bill E. noted that the waste water plans would need to be approved by the state prior to the Board's approval. Mr. Otterman indicated that the gentlemen were aware of the at, but were hoping to gain some understanding of how the permit would be regarded by the Board if state permits were secured. The following points were discussed:

- The state will be looking only at the compliance of backup waste water areas as the current well and septic systems are grandfathered in.
- Mr. Blaisdell noted that the well and septic systems complied with the regulations which were in effect when they were installed and are currently working fine.
- Mr. Blaisdell stated that two of the buildings were built in 2003, and two others in 2004.
- Mr. Otterman noted that Lot 5, to the east of the waterside lots, would maintain a right of way to the water at the south end of Lot 4.
- Ms. Low pointed out that there is a seeming contradiction between the definition of the Shoreland district, which extends 100' from the mean water mark, and the required setback, which is also 100', but that this contradiction will disappear when the revised zoning bylaws are adopted. However, that situation would also cause the lots to encroach on the Rural Land district by 100'.
- Mr. Blaisdell did not have any other state permits for water and septic systems and roads, and any other documentation concerning environmental matters on the property which he wished to submit to the Board.
- Mr. Blaisdell was advised by the Board to wait for a decision on the bylaws before revising the subdivision plan again.

Bylaw revision – Ms. Low distributed copies of the Zoning Bylaws proposed revisions, and explained the time line of hearings and notifications which are required for their approval.

Mary D. moved, and Rick C. seconded a motion that the Board hold an official hearing on the approval of the revision of the zoning bylaws, to be warned in accordance with state statute; and to inform the select board and invite them to attend. The motion passed unanimously.

Bill E. will undertake to inform adjoining towns by certified mail, and Fremont N. will ask the town clerk to warn the meeting as legally required. Alison L. assist by providing cover letters, addresses, and officially communicating with her office.

Town plan – Alison noted that the deadline for applying for a Municipal Planning Grant is October 31, and that our current plan expires in May 2018. She suggested that we apply for the grant, complete a simple plan update without seeking “substantial deference” status at this point. She indicated that adopting work from the regional plan once that has been updated would suit our needs and be more economical.

Rick C. moved and Mary D. seconded that Board members attend the October 24 select board

meeting and propose to them that we apply for a Municipal Planning Grant to update the town plan to keep it current. The motion passed unanimously. Rick C. will represent the Planning and Zoning Board at that meeting.

It was noted that Alison L. is currently working beyond the limits of her contract out of the goodness of her heart.

South Ryegate Waste Water – Bill E. shared some correspondence he has received from Sacha Pealer, a River Scientist and Floodplain Manager from the Department of Environmental Conservation. The South Ryegate Waste Water system is in need of improvements, and it seems that under Title 24 V.S.A. 117 Municipal Planning and Development the town may be required to issue itself a permit for said improvements.

Ms. Pealer outlined three steps that would be required:

- Pre-application
- A Conditional Use Review by the town
- A review with comments from Ms. Pealer.

She also noted that our flood plain regulations need updating.

Grange ramp – Although several board members recall discussing the new entrance ramp at the Grange Hall, the paper trail for its approval has gone missing.

Bill E. moved, and Rick C. seconded, a motion to reaffirm the Board's approval of the Grange's new ramp.

Town hall ramp – It was agreed that Bill E. and Rick C. would work together to complete the documentation for the proposed covered ramp at the town hall.

Zoning Administrator's Report – Bill E. reported on a new workshop at Andy Smith's property and mentioned that there are several smaller projects in the works.

Zoning training – Fremont N. may go to the fall training session in Montpelier.

Adjournment – Mary D.'s motion to adjourn at 9:30 was seconded by Rick and approved by all.

Respectfully submitted,
Kate Davie
Secretary Pro Tem