

RYEGATE PLANNING AND ZONING MEETING
AUGUST 15, 2016
UNAPPROVED MINUTES

In Attendance: Members:

Fremont Nelson, Alice Allen, Wally Bragg, Rick Colby, Mary Dole, Regina Hazel. Zoning Enforcement Officer: Bill Elder Public: Bill Hetu

Chairman Nelson called the meeting to order at 7:08 pm. Mary Dole, acting secretary, read the minutes of July 18, 2016, and they were approved as corrected.

Variance Request: Charles and Marsha Sutherland requested a variance for their deck on their dwelling on Stone Road as it does not conform to road and front setback requirements . Bill Elder reported that he worked with the Sutherlands, has come to a satisfactory 35 ft setback to the deck, and he recommends the variance. On a motion by Rick, seconded by Alice, and passing unanimously, the variance is approved.

ZEO Report: Bill Elder reported on the following:

- Zambon/Faradino: After review with NVDA environmental official, the letter that was requested was sent to them.
- Lefevre: Subdivision of 4.1 plus 6 acres qualifying for the required 10 acres, with no shoreline development was approved.
- R. Rodin: permit for garage approved after all the rail trail, neighbors, setbacks, etc. were reviewed.
- Blaisdell: Bill is working with Carl and an environmental official from NVDA regarding requirements for a septic system and subdivision.
- Jules Prown: Interested in subdividing a right of way. Bill reminded him of the 5 acre requirement and need for survey.
- Rich Leighton: 8x10 shed approved.

Discussion followed regarding a replacement member for Bill Elder on the board, and the need for a secretary to replace college bound Christle Page. On a motion by Regina, seconded by Alice, and passing unanimously, Kate Davie will be recommended to the Select Board for appointment to the Planning Board. On a motion by Alice, seconded by Regina and passing unanimously, Kate Davie will be asked for a recommendation of a BMU student to replace Christle.

Fremont reported on the meeting with the Select Board regarding junkyard ordinance and animal ordinances. The Selectmen are willing to discuss the ordinances once P&Z has developed the ordinance wording with assistance from NVDA.

Fremont also reported that the Board of Selectmen has sent a letter to Mike Paton regarding the necessity of cleaning up his property after a fire. He is in violation as zoning regulations require cleanup within one year of a fire.

Meeting was adjourned at 8:15 pm.

Respectfully submitted, Mary Dole, Acting Clerk