

Ryegate Planning and Zoning
November 21, 2016
Unapproved Minutes

In attendance:

Members – Wally Bragg, Rick Colby, Kate Davie, Mary Dole, Steve Genereaux, Regina Hazel, Nancy Perkins, and Fremont Nelson.

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

Call to order – Chairman Nelson called the meeting to order at 7:12 p.m. Secretary pro tem Kate D. read the minutes of the September 19, 2016 meeting and they were unanimously approved as read.

Addition to agenda – Discussion of Blaisdell property – Mr. Blaisdell and Mr. Otterman submitted a second revised map of a proposed subdivision of property bordering Lower Symes Pond. In the new revision the plan conforms to current zoning regulations by reducing the depth of the plots from the shoreline to 200'. Mr. Otterman stated that despite the board's recommendation at the meeting of 10/17/16 they were requesting permission from Ryegate Planning and Zoning prior to submitting the plans for state environmental review. The group announced its intention to deliberate in private at a later point and Mr. Blaisdell and Mr. Otterman departed at 7:35. Ms. Low noted that current bylaws permit encroachment into other zoning districts for 100'. She asked if a completed, compliant application had been completed for the project.

Public hearing on proposed zoning bylaws update – No members of the public were present to discuss the proposed update, so it will be taken to the selectboard by Fremont N. Ms. Low will assist in the required warnings.

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.

Discussion of the LeFevre property – As executor of his brother's estate, John LeFevre wished to explore how a parcel (coincidentally) adjoining the Blaisdell property might be subdivided. It was agreed that a 4.5 acre subdivision located between Lower Symes Pond and Hunt's Mill Road would comply with current and planned regulations if any building were sited within 250' of the shoreline, putting in within the shoreland zone. It was noted that the state would require permits and the site would probably need to be surveyed.

Correspondence from Facey, Goss, and McPhee – Fremont N. shared a letter addressed to Judith Whitney, Clerk, Vermont Public Service Board, which was written on behalf of Green Lantern

Corporation. It explained that Paul Keenan, Barbara Vance, and the Town of Ryegate's concerns about the solar array on Bruce Nelson's property did not need to be addressed by them because all three of those parties lacked standing as intervenors and they did not “provide any evidence bearing on any criteria to be considered by the board.”

Deliberation – Steve G. moved, and Reggie seconded, a motion that we approve the Blaisdell application based on the map presented 11/21/16, contingent upon the receipt by the Ryegate Planning Commission and Zoning Board of written documentation of approval for the plan by the State Environmental District #7, St. Johnsbury, VT. The motion passed unanimously.

Zoning Administrator's Report – Bill E. reported on five addition or outbuilding projects in progress. There was some discussion of Bill's compensation, and he reported that the time commitment is considerable and that he might be interested in restructuring the method of compensation. It was suggested that he try to make a rough estimate of the time involved over a period of weeks, since it fluctuates from week to week.

Town plan – There was some discussion of the need for a new town plan, a possible timetable, and potential sources of data.

Zoning training – Fremont N. attended the fall training session in Montpelier which had some interesting implications for agriculture.

Adjournment – The meeting was adjourned by general agreement was at 9:30.