

UNDERHILL PLANNING COMMISSION

May 18, 2011 6:30 pm

Minutes

Present: Dick Albertini, chair, Trevor Squirrell, vice-chair, Carolyn Gregson, Pat Lamphere, Irene Linde, Cynthia Seybolt; Planning & Zoning Administrator Kari Papelbon

I. Minutes of 4/6/11 meeting were accepted as written

II. Discussion of redistricting:

Outliers: All in attendance were in agreement that Town Plan Section 2.7, and specifically the new definition of the Soil and Water Conservation District included in the 2011 version of the Unified Bylaw, should govern decisions regarding these areas. Major points included in a long discussion of three outliers along Poker Hill Road:

- PC must consider only the land, not the owners.
- The original designation of the outliers was based on very general soil maps of questionable quality.
- The boundaries of the original districts were squared off, not determined in relation to the soil.
- The northernmost area may relate to wildlife corridors; the other two seem clearly not to meet the current definition of the District.

It was unanimously agreed to recommend eliminating these two outliers; but since a public meeting is necessary before a district boundary can be changed, we will do so at the same time we make a recommendation regarding changes to the Underhill Flats Village Center District

Underhill Flats Village Center: After some discussion, all in attendance agreed that the PC will make re-defining this village center its priority, examining boundaries, densities, land use, and other relevant issues. These steps were agreed upon:

- Kari will provide percentages of out-of-compliance parcels in both village centers
- Kari will ask Seth, the outgoing Jericho Planner, to walk the Flats area with us and meet with us to describe Jericho's re-districting process
- Our goal is to be ready for hearings on re-districting of the Flats and the Poker Hill outliers by October 2011

III. Discussion of Section 3.7(E)(3)(a) was deferred because Sharon Murray has not yet provided revised language.

IV. Kari will complete the Road Ordinance as soon as she is able, and will ask Rod (Road Foreman) for his approval.

V. Upcoming meetings:

- June 1 – tentative plan is to meet with Seth at 6 pm for walk in Flats, preceding meeting to begin discussion of Flats re-districting
- June 15 – presentation and discussion of Capital Improvement Plan revision with Finance Officer Mona Sheppard

VI. Other business:

- Kari distributed information about a workshop regarding Salvage Yards to be held 6/23. Additional information available from Kari or info@vlct.org.
- Kari informed us that Bill Russell is applying for a permit to build a wind tower 35 feet tall, with a 10-foot blade on his property at 198 River Road. A copy of the application was submitted to the PC per State application requirements.
- Kari and Seth are jointly applying for an AARP and Walkable and Livable Communities Institute Active Living Workshop, and a Transportation, Community, and System Preservation Program Grant for studies of the Riverside/Flats Village Center area. Updates to come. VII. Meeting adjourned at 7:56

Cynthia Seybolt