

UNDERHILL PLANNING COMMISSION

October 17, 2012, 7:00 PM

Minutes from the Redistricting Project

Public Information Forum

Underhill Town Hall

PC Members Present: Vice-Chair Dick Albertini, Gerry Adams, Pat Lamphere, Cynthia Seybolt

Staff/Consultants Present: Planning & Zoning Administrator Kari Papelbon and Consultant Sharon Murray, Front Porch Community Planning & Design

Guests: Town Administrator Dawna Brisson; Gretchen Daley, resident (VT Rte. 15); David Krueger, resident (Maple Ridge Rd.); Dan Bigelow, resident (Range Rd.); Ruth Miller, MMC-TV15; Dina Senesac, Interpreter for the Deaf

6:30 PM: Call to order and introductions.

Sharon Murray presented an overview of the proposed redistricting, beginning with a zoning history that began in the 1970s. The original zoning was based on the geology and soils of Underhill. The 2010 Town Plan and the new zoning regulations are based on new state regulations and new water and wastewater technology. The proposed redistricting is intended to be more conducive to non-motorized transportation and to appropriate local commerce. It is also designed to recognize the historic development patterns in each of the areas and allow a majority of existing land parcels conform to proposed district requirements and regulations.

Each of the proposed district changes was discussed (Underhill Flats Village Center, Underhill Flats Residential, Underhill Center Village, removing outliers, revising the Soil & Water Conservation District boundary with the Ethan Allen Firing Range boundary). Questions included clarification of the intent of the project, boundary line questions, the effect of the proposed districts, and whether the proposed district changes would be more restrictive to development projects. It was explained that each of the proposed changes was intended to bring more of the existing parcels into conformance, recognizing how the parcels have developed to date.

There were no major concerns or additional questions from the public. No opposition to the proposal was received.

All attendees were thanked for their participation and informed of upcoming public meetings related to planning projects.

8:30 PM: End of Forum.

Cynthia Seybolt, Clerk

These minutes of the 10/17/12 meeting were accepted

This 7th day of November, 2012



Dick Albertini, Vice Chair

These minutes are subject to correction by the Underhill Planning Commission. Changes, if any, will be recorded in the minutes of the meeting of the PC.