

UNDERHILL PLANNING COMMISSION

December 11, 2012, 7:00 PM

Minutes from the Redistricting Project Public Hearing
Underhill Town Hall

PC Members Present: Chair Trevor Squirrell, David Edson, Mike Fullem, Pat Lamphere, Irene Linde

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

Guests: Peter Duval, resident (Pine Ridge Road); Sue Kusserow, resident (Beartown Road); Michael and Karen McKnight, residents (Beartown Road); Dori Richiede, resident (Harvest Run); Merianne O'Grady and Robin Shealy, residents (Highland Rd.)

7:10 PM: Call to order and introductions

Presentation of proposed district changes

Kari Papelbon presented an overview of the proposed redistricting, starting with a background of the project.

Underhill Center Village District changes were presented. Public comments and questions concerned:

- High water table in the area.
- Sanitation.
- Expense to build.
- Riparian habitat protection.
- Flooding.
- Climate change.
- Number of parcels that could be subdivided, based solely on acreage.
- Number of variances granted in the area.
- An alternative solution, such as variances, rather than redistricting.
- Septic.
- Number of parcels affected by the proposal.
- Number of acres affected by the proposal.

Underhill Flats Village Center and Underhill Flats Village Residential changes were presented. Public comments and questions concerned:

- Whether the proposal was to encourage new development or more density.
- How parcels formed in a non-conforming way.

- Development on parcel HR016 and whether the parcel would have to conform to the 1-acre minimum.
- Number of parcels affected by the proposal.
- Number of acres affected by the proposal.
- One resident recommended stopping the project, stated that the warning did not adequately state what the project entailed, and accused the Planning Commission of not conducting any planning.

Consultant Sharon Murray stated that many studies and several years' worth of planning had been conducted related to the proposals. Discussions continued.

Changes to the "outliers" were presented. Public comments and questions concerned:

- Effect of the change with regard to subdivision potential.
- Protection of natural features and wildlife habitat.
- Presence of ledge.
- Number of parcels affected by the proposal.
- Number of acres affected by the proposal.

Changes to the Soil & Water Conservation district along the Ethan Allen Firing Range were presented. Public comments and questions concerned:

- Protection of wildlife habitat.
- Water table.
- Protection of streams.
- Protection of wetlands.
- Water quality.
- Effect of the change with regard to development potential.
- Number of parcels affected by the proposal.
- Number of acres affected by the proposal.
- Concern for slight changes to the boundary line and zoning district-split lots.

8:50 PM PC thanked all attendees for their participation and will have a meeting to consider their questions and input before presenting proposed district changes to the Selectboard.

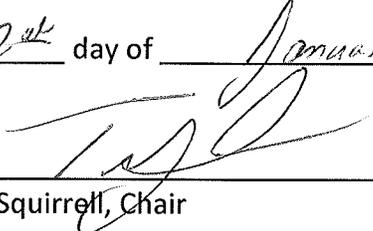
8:56 PM End of Hearing

Submitted by:

Kari Papelbon, Zoning & Planning Administrator

These minutes of the 12/11/12 meeting were accepted

This 2nd day of January, 2013



Trevor Squirrell, 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.