

## UNDERHILL PLANNING COMMISSION

Minutes

December 19, 2012, 6:30 PM

**PC Members Present:** Chair Trevor Squirrell, Gerry Adams, Dick Albertini, David Edson, Mike Fullem, Pat Lamphere, Irene Linde, Cynthia Seybolt

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

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6:37 PM: Call to order

6:38 PM: Minutes

Dick made a motion, seconded by David, to approve the minutes of the December 5, 2012 meeting were with minor corrections. The motion was passed by all PC Members present.

6:40 PM: Discussion of comments made at public hearings on proposed zoning changes

Sharon recommended that PC respond to all substantive concerns raised during the hearings, and that the PC schedule an additional public information meeting in February.

Dick suggested emphasizing that nothing in the proposal will prevent a landowner from doing anything currently permitted by the regulations.

Kari presented a Q & A draft and it was agreed she will condense it and send to PC Members for approval.

Following a discussion of property list breakdown prepared by Kari, it was agreed she will clarify, summarize, and reduce this report.

It was agreed that PC outreach will focus on the big picture, not details; changes are in best interest of the community, in conformance with the Town Plan, and to the benefit of the landowner.

7:37 PM: Action on proposed district changes

Dick made a motion, seconded by Pat, to approve the Underhill Flats Village Center and Underhill Flats Village Residential zoning districts as proposed for submission to the Selectboard. The motion was passed by all PC Members present.

Discussion of outliers ensued.

7:44 PM: Cynthia made a motion, seconded by Dick, to approve the removal of the outliers as proposed for submission to the Selectboard. The motion was passed by all PC Members present.

Irene made a motion, seconded by David to change the northern boundary of the Underhill Center Village District to follow property lines in order to avoid splitting parcels. The motion was passed by all PC Members present.

Irene made a motion, seconded by David, to forward the proposal as amended to the Selectboard. The motion was passed by all PC Members present.

Pat recused himself from the remainder of the meeting. Pat and Mike left at this point.

Irene made a motion, seconded by David, to forward to the Selectboard without changes the proposal to revise the Soil and Water Conservation District line adjacent to the Ethan Allen Firing Range. The motion was passed by all PC Members present (Pat recused, no vote cast by Mike).

Discussion ensued regarding whether to present these proposals as a single package, individually, or with only the proposed change along the Ethan Allen Firing Range as a separate item. There was agreement to recommend one ballot item to the Selectboard for all proposed changes.

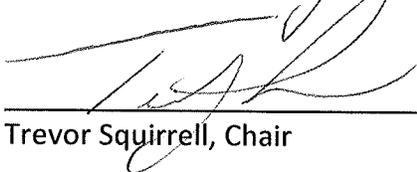
Kari mentioned that the update to the sidewalk feasibility study would be on January 2. Dick stated that he would not be attending the January 2 meeting.

8:30 PM: Meeting adjourned.

Cynthia Seybolt, Clerk

These minutes of the 12/19/12 meeting were accepted

This 2<sup>nd</sup> day of January, 2013

  
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Trevor Squirrel, 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.*