

UNDERHILL PLANNING COMMISSION  
December 5, 2012, 7:00 PM  
Minutes from the Redistricting Project  
Public Hearing  
Underhill Town Hall

**PC Members Present:** Chair Trevor Squirrell, Gerry Adams, Dick Albertini, David Edson, Mike Fullem, Pat Lamphere, Irene Linde, Cynthia Seybolt  
**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); Pam Parshall, resident (Range Road); David Rogers, resident (River Road)

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7:00 PM: Call to order and introductions

7:04 PM: Presentation of proposed district changes

Kari Papelbon presented an overview of the proposed redistricting, starting 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 to conform to proposed district requirements and regulations.

Using maps that show existing district boundaries and proposed new boundaries, Kari explained the rationale for each of the four proposed changes:

1. Soil & Water Conservation District with the Ethan Allen Firing Range
2. Underhill Center Village District
3. Underhill Flats Village Center District/Underhill Flats Residential District
4. "Outliers" along Poker Hill Road

Questions and discussion covered a range of issues, including clarification of the intent of the project, boundary line questions, size of parcels, development issues for big parcels in Underhill Flats, density limitations, and relation to Jericho zoning.

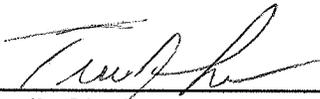
8:10 PM PC thanked all attendees for their participation and will have a meeting to consider their questions and input before presenting proposed district changes to the Selectboard.

8:15 PM End of Hearing

Cynthia Seybolt, Clerk

These minutes of the 12/05/12 meeting were accepted

This 19th day of December, 2012



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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.*