

UNDERHILL PLANNING COMMISSION
November 20, 2013, 6:30 PM
Minutes

PC Members Present: Chair Trevor Squirrell, Dick Albertini, Gerry Adams, David Edson, Carolyn Gregson, Pat Lamphere, Irene Linde, Cliff Peterson, Cynthia Seybolt

Staff Present: none

6:37 PM: Call to order

6:39 PM: PC moved out of Executive Session continued from November 3 on a motion by Irene, seconded by Cliff.

6:40 PM: PC moved into Executive Session regarding a personnel matter on a motion by Cynthia, seconded by Dick.

6:57 PM: PC moved out of Executive Session on a motion by Irene, seconded by Cliff. It was agreed that three interviews for the position of Planning & Zoning Administrator will be scheduled for Monday, November 25. Members of the DRB will be invited to participate.

6:58 PM: Town Zoning Map

Cliff presented the research he had done on Town maps. He discovered two basic problems:

1. The Town zoning regulations reference a "Town of Underhill Zoning Map", but no such label exists on any map he could find.
2. In 2011, voters approved, as part of the new Unified Land Use and Development Regulations, an erroneous map, and the error has been perpetuated and codified.

After discussion, it was agreed by all PC members that the June 1985 Town Map is the correct "Town of Underhill Zoning Map", and that steps should be taken to revert to use of this map as the official map. Every effort will be made to complete the requirements to bring this to the voters at Town Meeting in March 2014

7:57 PM: Minutes of the November ~~3~~⁶, 2013 meeting were approved with corrections.

No public comment.

Next scheduled meeting is Wednesday, December 4 at 6:30 PM.

8:00 PM: On a motion by Cliff, seconded by Irene, the meeting was recessed until Monday, November 25 at 6:30 PM.

Cynthia Seybolt, Clerk

UNDERHILL PLANNING COMMISSION
November 25, 2013

PC Members Present: Chair Trevor Squirrell, Dick Albertini, Gerry Adams, David Edson, Carolyn Gregson, Irene Linde, Clifford Peterson

6:35 PM: November 20 meeting reconvened in Executive Session

Dick moved, Irene seconded, a motion to move out of Executive Session. So voted.

Discussion and clarification of map situation: The 1984 map was revised in 1985. The Water Conservation Area was intended to be as shown on the 1985 map. The 1972 decisions of the Planning Commission and the Selectboard are most accurately reflected on the June 1985 map; therefore this should be the official Town of Underhill Zoning Map.

The following resolution, moved by Dick, seconded by David, was passed, with Pat Lamphere abstaining:

RESOLVED:

That the Planning Commission and staff take all steps necessary to place before the Selectboard as soon as possible the following proposed amendments to the Town of Underhill Unified Land Use and Development Regulations adopted 2011 and amended 2012, as well as a draft ballot item in the form below.

The following is added to Article 2.1 of the Unified Land Use and Development Regulations:

C. The official "Town of Underhill Zoning Map" is Appendix A "Zoning Map" (revision date June, 1985) to the September 1985 Underhill zoning regulations, subject to subsection D below.

The following is added to Article 2.1 of the Unified Land Use and Development Regulations:

Notwithstanding any other provision of these Unified Land Use and Development Regulations, the adjustment to the southern boundary of the

Water Conservation District adopted by the Planning Commission on October 24, 1972 as Paragraph III of proposed amendments to the Comprehensive Plan and by the Selectboard on December 29, 1972 shall continue in full force and effect.

DRAFT BALLOT ITEM:

Article _____ Shall the proposed amendments to the Unified Land Use and Development Regulations to correct an inadvertent error in the town map and to clarify the reference to the "Town of Underhill Zoning Map," which amendments were approved by the Selectboard on January _____, 2014 after hearings by the Planning Commission on December 18 and the Selectboard on December _____, 2013 be adopted?

Trevor will ask Town Administrator to arrange with the Selectboard for a hearing in December.

At 7:15 Dick moved, David seconded a motion to go into Executive Session regarding a personnel matter.

Moved by Carolyn, seconded by Pat to move out of Executive Session.

Dick moved, Carolyn seconded, to forward to the Selectboard the name of the preferred candidate for the position of Planning/Zoning Administrator.

The meeting adjourned at 8:33 PM.

Irene Linde, Clerk pro tem

These minutes of the November 20, 2013 meeting were accepted

This 4th day of December, 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.