

UNDERHILL PLANNING COMMISSION

Thursday, April 18, 2019 @ 6:00 PM

Minutes

Attendance

Planning Commissioners:

Commissioner Johnathan Drew, Chair
Commissioner David Edson, Vice Chair
Commissioner Patrick Lamphere
Commissioner Stacey Turkos
Commissioner Lea Van Winkle

Others Present:

Rosann Kramer (94 Poker Hill Road)
David Demarest (111 Fuller Road)
Penny Miller (18 Bridle Trail)
Rob Peterson (Underhill State Park)
Mim Pendleton (27 Harvey Road)
Peter Duval (25 Pine Ridge Road)
Michael Diffenderfer (20 Pleasant Valley Road)

Staff/Municipal Representatives:

Andrew Strniste, Planning Director

[5:30] Members of the Planning Commission started to convene at Underhill Town Hall between 5:30 pm and 6:00 pm. A quorum was not established until 6:12 pm, shortly after Ms. Stacey Turkos was appointed by the Selectboard to fill the Planning Commission Vacancy. Since no official actions were intended, the Planning Commission began discussion on the evening's topics relating to the Town Plan: Natural Resources, Land Use, and Historic and Cultural Resources.

AGENDA ITEM: 2020 TOWN PLAN PUBLIC FORUM #2 – TOPICS OF DISCUSSION: NATURAL RESOURCES, LAND USE, HISTORICAL & CULTURAL RESOURCES.

[6:12] As Commissioner Turkos joined the Planning Commission after being appointed, discussion continued regarding wildlife and habitat as it relates to the subdivision process. Mr. David Demarest opined that landowners, regardless of the size of their property, should have the same rights and be afforded the same respect. Discussion about wildlife and prime habitat continued. Mr. Demarest began a discussion about the trail handbook, while also provided comments on how the Town should approach trespassers. Ms. Rosann Kramer expressed similar sentiments about trespassers. Discussion ensued about the historical use of people roaming across others' property in the State of Vermont. Mr. Demarest recommended including an educational goal in the Town Plan about property rights. Discussion ensued about how privacy, trails and development contribute to fragmentation of the forest, as well as impacts wildlife.

[6:40] Mr. Rob Peterson, a representative from the Vermont State Parks Department informed the Commission and attending public of the challenges Underhill State Park faces in regards to upgrading the Park's facilities since the vast majority of park is over 1500 FIE. Questions were asked of the Park's Department pertaining to various aspects of Underhill State Park.

[6:57] Mr. Demarest commented about how funds and resources are allocated towards Underhill's roads and village centers. Mr. Peterson followed up about a wastewater permitting questions earlier in the meeting. Discussion then ensued about infrastructure and roads.

[7:12] Staff Member Strniste began a discussion about zoning districts, and inquired with the attendees about zoning boundaries aligning with property lines, natural features, and roads. Mr. Peter Duval advised that the previous zoning administrator also had a misunderstanding about the zoning districts. He then informed the Commission about the zoning map, and how the map could be improved. Mr. Demarest advised that if changes are to occur, the changes should be

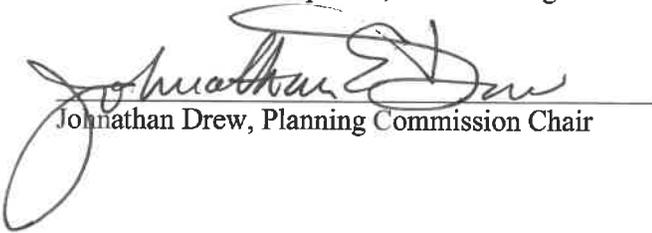
fair. A discussion ensued about impact fees. Members of the Planning Commission acknowledged the difficulty in modifying the zoning map. Another discussion about forest fragmentation ensued. Mr. Duval commented about forest fragmentation and how it relates to the parcel map. Ms. Mim Pendleton opined that the Town should explore how to enable the State Park to achieve some of their objectives. Staff Member Strniste provided a timeline for the drafting of the Town Plan.

[7:43] The Commission adjourned.

Respectfully Submitted By:

Andrew Strniste, Planning Director

The minutes of the April 18, 2019 meeting were accepted this 22 day of AUGUST, 2019.


Jonnathan Drew, Planning Commission Chair