

UNDERHILL PLANNING COMMISSION
June 20, 2012, 6:30 PM
Minutes

Present: Dick Albertini, Vice-chair, Gerry Adams, David Edson, Irene Linde, Cynthia Seybolt

Staff: Planning & Zoning Administrator Kari Papelbon

Guests: Tom Lee, Chair, Recreation Committee
Sharon Murray, consultant

6:36 PM: Call to order and introductions.

6:36 PM: CIP request from Recreation Committee

A written request included four items to maintain existing capital:

1. Tennis court replacement
2. Pond fence replacement
3. Basketball half court replacement
4. Pond dredging

And five items for additional capital improvements:

1. Shade structure for pond
2. Ice rink
3. Stairs for Casey's Hill parking lot
4. Composting privy
5. Old schoolhouse renovation

Ensuing discussion eliminated the schoolhouse (in Historical Society budget) and questioned whether dredging is routine maintenance. Tom stated the Rec Committee's order of priority for the requested improvements (reflected above), and timelines were discussed.

Kari will finalize the CIP document for approval by PC and presentation to SB.

7:03 PM: Redistricting Project

Using maps produced by Kari, Sharon presented a proposal she and Kari have formulated for Underhill Flats. There would be two districts:

1. A linear district along Route 15 and Park Street, following lot boundaries where possible, with 1/4-acre minimum lot size.
2. A "village residential" district around the north, east, and south sides of the "historic" district with 1-acre zoning (reduced in some areas from three acres). The boundary would take into account existing non-conforming lots as well as geological and environmental factors.

After discussion, especially of water and septic issues, it was agreed to accept this proposal as a working model. For the next meeting, Sharon will develop regulations for each of these districts, taking into consideration Jericho's regulations.

PC also agreed to complete work on the proposal for the Flats before considering other areas.

8:03 PM Discussion/approval of 6/6 Minutes – deferred

8:03 PM Scheduling/Other business

No meeting July 4. Next meeting July 18, 6:30 PM.

DRB follow-up items to be discussed in August.

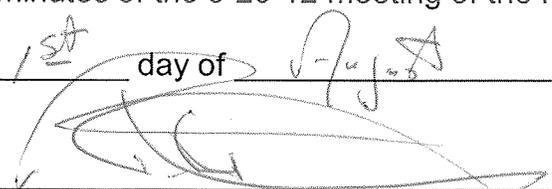
8:07 PM Meeting adjourned on a motion by David, seconded by Cynthia.

Submitted by:

Cynthia Seybolt, Clerk

These minutes of the 6-20-12 meeting of the Planning Commission were accepted

This 1st day of August, 2012.



Dick Albertini, Vice Chairperson

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.