

UNDERHILL PLANNING COMMISSION

Minutes

August 15, 2012

PC Present: Chair Trevor Squirrell, Dick Albertini, David Edson, Carolyn Gregson, Irene Linde, Jerry Adams, Mike Fullem

Staff Present: Planning & Zoning Administrator Kari Papelbon

Guest Present: Sharon Murray, Consultant

6:34 PM: Call to order.

Redistricting Continued Discussion

Kari introduced the map with the draft district boundary for the Center. Sharon provided details on how the proposed boundary was drawn and answered PC questions. Items discussed included:

- Wells and their depths.
- Protection of the aquifer.
- Changing the district minimum lot size to 0.5 acres.
- Intentions for future development in the district.
- Non-conforming vs. conforming lots.
- Existing uses.

The PC unanimously decided to proceed with the boundary as depicted, with the dotted line areas remaining for public input.

Discussion turned to the map change requested by Pat Lamphere. The parcel at 108 Beartown Rd. is split by the Water Conservation and Soil & Water Conservation districts. Kari explained that she could find no documentation to explain the strange boundary line and suggested that the boundary of the Soil & Water Conservation district could follow the northern boundary of the Ethan Allen Firing Range. Discussion included whether the proposed district boundary would eliminate the Soil & Water Conservation district that extends along the rear of three properties on River Road and beyond the end of Beartown Road. The PC agreed that the Soil & Water Conservation district boundary should follow the northern boundary of the Ethan Allen Firing Range to the easternmost property line of parcel BE210. North of the Range property line will be Water Conservation (ending at the easternmost property line of BE210) and south will be the Soil & Water Conservation district. All properties north and east of parcel

BE210 will be unaffected by the proposed change. Discussion of procedure ensued. Kari mentioned that she had forgotten about the November election and said that the PC could try to piggyback a vote on the revised Soil & Water Conservation district boundary, but that time was very tight for conducting public hearings and warnings to meet all necessary deadlines. It was decided that all district changes would be voted at Town Meeting in March.

7:44 PM: Irene made a motion, seconded by Carolyn, to accept the proposed district boundary as discussed. The motion was passed by all voting Members present (Mike abstained).

7:50 PM: Public Comment

None.

Miscellaneous

Kari stated that she would like to defer minutes of the August 1 meeting to the next meeting as she would like to add Cynthia's notes.

Kari asked the PC if they would like to participate in a joint grant application with Jericho for master planning in the Riverside/Underhill Flats Village Center. The ECOS project just recently released the grant application which will offer approximately \$200,000 in competitive grants (subgrant of the \$1 million federal grant) that fulfill the goals of the project. After some discussion, the PC agreed that a joint application with Jericho would be desirable.

Kari mentioned that Bryan Davis from CCRPC discussed forming a "Steering Committee" for the sidewalk feasibility study update. She asked the PC to think about whether the entire PC or representatives should be on the Steering Committee, and who else should be added. A meeting will be scheduled for either September or later in the fall.

Representatives from ANR and CCRPC will attend the PC meeting on Sept. 19 to discuss the Fluvial Erosion Hazard maps. This is tentatively scheduled at the moment.

The Capital Improvement Program has been submitted to the Selectboard, who will have a hearing after they accept the document. Kari asked whether the PC would like to present the document or have her give the presentation to the SB. There were no volunteers; Kari will present.

Two potential conferences: Housing November 15 and CCRPC in September (not yet announced). Carolyn may be interested in attending the Housing Conference. Kari will pass along info as it becomes available.

The PC discussed plans to make a donation in Peter Seybolt's name. Kari will collect the donations and have everyone sign a card for Cynthia.

Scheduling

Carolyn will be out on September 5. Sharon is also unavailable for a September 5 meeting. Kari stated that she may (tentative) be out as well and suggested cancelling the first September meeting. She will update everyone by email.

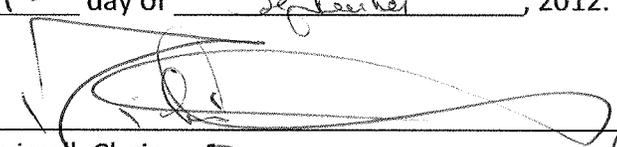
8:03 PM: Dick made a motion, seconded by David, to adjourn. The motion was passed by all PC Members present (Mike abstained).

Submitted by:

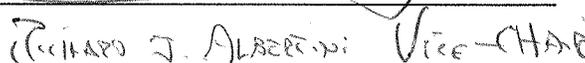
Kari Papelbon, Zoning & Planning Administrator

These minutes of the 8-15-12 meeting of the Planning Commission were accepted

This 19th day of September, 2012.



~~Trevor Squirrel, Chair~~



RICHARD J. ALBERTINI, VICE-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.