

# UNDERHILL PLANNING COMMISSION

Saturday, October 7, 2017 10:00 AM

## Minutes

### Planning Commissioners Present:

Chair Cynthia Seybolt  
David Edson  
Catherine Kearns  
David Glidden  
Carolyn Gregson  
Nancy Bergersen  
Johnathan Drew

### Others Present:

Jo McClellan (405 Vermont Route 15)  
Mike Hudson (114 Irish Settlement Road)  
Stacey Turkos (140 Irish Settlement Road)  
Trevor Squirrel (Unknown)  
Richard Beck (189 Irish Settlement Road)  
Penny Miller (18 Bridle Trail)  
Peter Geiss (601 Poker Hill Road)  
Alden Oliver (5 Range Road)  
Rick Heh (52 Kelly Road)  
Peter Duval (25 Pine Ridge Road)  
Devena Fifield (197 Poker Hill Road)

### Municipal Representatives Present:

Andrew Strniste, Planning Director

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[9:30] The Planning Commission convened at Deborah Rawson Library at 9:30pm.

[10:00] Chair C. Seybolt called the meeting to order, followed by reading the Public Notice Warning. She then provided an introduction on why the Planning Commission was proposing to update the *Underhill Unified Land Use & Development Regulations*.

[10:10] Commissioner Glidden presented a PowerPoint to the attending residents that was prepared by the Commission.

[10:20] Resident Mike Hudson asked about the owner occupancy requirement for detached accessory dwelling. Resident and Selectboard Member Rick Heh advised that its elimination promotes rental occupancy. Commissioner Gregson advised that accessory dwellings had to be an actual dwelling unit containing bedrooms and bathrooms rather than a barn or shop as was being discussed amongst the audience. Resident Penny Miller asked how the zoning districts came to be what they were, which was answered and explained by Commissioner Gregson. Two non-resident landowners asked about subdividing in Underhill Center. Mr. Peter Duval began a discussion about accessory dwellings and how the regulations pertaining to them should remain as currently enacted. Commissioner Edson and Resident Stacey Turkos discussed the State regulations regarding accessory dwellings, and how the Commission aligned accessory dwellings with the State regulations in part and deviated from the State regulations in part.

[10:42] A discussion ensued about the proposed Underhill Center Village District, which was shortly followed by general discussion and questions. Resident Alden Oliver expressed his concern that agricultural uses may become limited under the proposed Regulations. He also expressed his concerns about flooding, and if greater density and development was encouraged in the village center, the Town could be setting itself up for flooding problems and foundations problems. Commissioner Drew and Chair C. Seybolt advised that there were State and environmental standards that would have to be met if development were to occur in the affected areas. Mr. Alden informed the Commission that the purpose statement of the new district should be revised. Mr. Duval inquired about how many parcels of land have had continuous ownership since the implementation of the zoning districts, which the data was not available to answer his question. He then suggested that the dwellings in the proposed Underhill Center Village District had been owned by many people since the implementation of the zoning districts and he does not think the

proposed district will solve “real problems.” Mr. Hudson advised the Board that he is not in favor of eliminating the owner occupancy regulation because the elimination would promote rental property without present landowners. He advised that he would support a time limitation. Ms. Miller suggested a renewable time limitation. Ms. Turkos advised that the reduction of variances would be an advantage of the new district. Mr. Alden advised that the vision statement should incorporate Ms. Turkos’ sentiments. Ms. Miller inquired about the minimum acreage requirement, and recommended color coding the properties for the next hearing.

[11:10] Chair C. Seybolt called an end to the meeting after no additional public comment was provided.

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Respectfully Submitted By:

Catherine Kearns, Underhill Planning Commission Clerk

The minutes of the October 7, 2017 meeting were accepted this 7<sup>th</sup> day of Dec, 2017.

  
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Cynthia Seybolt, Planning Commission Chair