

Ripton Planning Commission
Ripton Zoning Board of Adjustment
PO Box 10
Ripton, VT 05766
Meeting Minutes
December 14, 2010

The Ripton Zoning Board of Adjustment and Ripton Planning Commission were called to order at 7:00 by Chairman Warren King. Present were Board members, Charles Billings, George Phinney, Alison Joseph and Jorene Doria

Agenda:

1. Minutes Nov. 9
2. Ripton Unified Development Bylaw, draft 1
3. Wind Tower zoning consideration, attachments 2, 3 and 4
4. Old Centre Turnpike and Ancient Roads-recommendations for Ripton Selectboard, attachment
- 5 Other business

The move to approve the minutes of Nov. 9 was made by George Phinney with corrected spelling of the name Gaudette. Alison seconded the motion and the minutes were approved with correction.

Warren presented the draft Lincoln Zoning Bylaw which was divided up between Board members to be reported back on.

Warren reported that after contacting the VT League of Cities and Towns, the definition of a townhouse would go under multi-family dwelling within the Town Plan and is the same as a condominium.

Review of draft 1 of the Ripton Unified Development Bylaw, specific changes to be agreed upon

- Title page change. Board members felt that the words used in the title should make it clear that this is the Zoning and subdivision bylaw
- Relocation of Article X into Article II, defining Zoning Districts
- Creation of new Article VI for subdivisions and PUDs
- New Article XI for FEH
- Section 603, Enforcement Violations and Penalties will move to Article III

- Check for duplication of definitions and perhaps include them all in Article I
- Inquire of State about smoke stack height higher than roof peak of house served by outdoor furnaces
- Section 529 moved to Article VI
- Article VI will be include non-redundant parts of the subdivision regulations and end with the PUD section
- Look at Enforcement and Penalties in Section XI, perhaps move to Section 330 Enforcement
- Charles asked should Article XII relate to wind towers. Does it relate to WiFi?

Charles presented documents pertaining to Old Town Road. He would like to see this road claimed by the Town. Would this Board like to recommend to the town that this road be claimed as a Class IV road and as an emergency evacuation route? Discussion of his topic was followed by the motion to convey these Old Town Road documents with a memo to the Selectboard for their thoughtful consideration. George recommended getting the legal advice of someone like Paul Gillies. Jorene seconded the motion to present the documents along with a memo to the Selectboard. Charles recused himself from the vote. The motion was unanimously approved.

Wind Tower discussion

- Charles feels that the language in the zoning bylaw dealing with the erection of wind generators or wind turbines is too restrictive as it now stands. He wonders if wind turbine regulations should be separated from Tower regulations.
- Insurance issues were discussed and Charles will research the extent homeowners insurance covers property owners with wind turbines located on their property.

Meeting adjourned 9:00 pm

Respectfully submitted,

Jorene Doria

