

Ripton Planning Commission

Meeting: January 12, 2010

7:00 p.m.

MINUTES

Present: Charles Billings, Jorene Doria, Alison Joseph, Warren King

1. The minutes of December 8, 2009 were approved. Moved by Alison Joseph. Seconded by Warren King.
2. Priority wildlife crossing: Warren King presented information about a priority wildlife crossing identified near the Robert Frost area. There was discussion of a second wildlife crossing area along Route 125 east of Brooks Road and Deacon Hill Road. It was decided that the wildlife crossings deserve mention in the town report, that signs about the crossing be reflective rather than lit , and that Warren add the text.
3. Town Plan text: Some changes to the text were made to eliminate vague, subjective language that could be interpreted in different ways. For example in the NC-1 description, the word “appropriate.” Warren will review more of these changes with Alison.
4. Town Plan description of zoning districts: Ren Barlow of Langrock, Sperry & Wool, Attorneys recommended combining the forest and conservation districts because forestry is an activity allowed in the conservation district and did not need its own district designation. Currently the USFS is the only owner of Forest District properties. Under this new designation, owners will include the USFS, Middlebury College, commercially owned, and privately owned parcels, some of which currently have camps. All present agreed to this change.
5. Land Use Zone Map: Revision of the land use map to extend the logic of the plan language to future zoning districts was discussed. It was agreed to change the west side of the Lincoln Road from the Dugway to south of Bridge #3 from a 10-acre zone to a 5-acre zone; from the east side of Maiden Lane to the start of USFS parcel frontage on Route 125 east of Reichert Lane from a 25-acre zone to a 10-acre zone; the area beyond the Class 3 portion of the Wagon Wheel Road to Conservation; the Middlebury College parcels near the Bread Loaf campus will be Rural Residential, as will developed and/or subdivided parcels surrounded by Conservation District land off of Natural Turnpike.

Meeting adjourned: 9:15 p.m.

Respectfully submitted,

Alison Joseph Dickinson