

Ripton Planning Commission
Ripton Historic District Commission
PO Box 10

Meeting Minutes

March 9, 2010

The Ripton Planning Commission and the Ripton Historic District Commission were called to order by Chairman Warren King at 7:00 pm. In attendance were Board members, Alison Joseph, Charles Billings, George Phinney and Jorene Doria.

Agenda:

1. **Review of Minutes of February 9, 2010**
2. **Historic District Commission review of application submitted by Richard and Mary Hawley for roof replacement on their dwelling**
3. **Historic District Commission review of request by Sally Hoyler to remove a barn from her property**
4. **Review information on a pond failure located on the property owned by Daniel Caughlan**
5. **Final review of Town Plan and scheduling of first hearing**
6. **Other business**

The motion to approve the February minutes as written was made by Alison Joseph, seconded by George Phinney and the minutes were unanimously approved. Warren introduced application (#10-1) presented by Richard and Mary Hawley asking approval to replace their roof with a new blue-grey standing seam metal roofing. Neither Richard nor Mary Hawley attended the hearing. Chair. Warren King restated the language of Ripton Zoning Bylaw 1008 pertaining to the Historic District. Of importance was the language concerned with, "general compatibility of the proposed exterior design, arrangement, texture, and materials used."

Findings of fact:

1. The Hawley dwelling is located on VT Route 125, (**parcel ID# 10-01-14**) within the Ripton Historic District and Ripton Bylaw 1008 applies.
 2. The property lies in the **Neighborhood Commercial (NC-1)** where it is conforming to minimum lot size and road frontage, but is non-complying with the minimum setback requirements.
 3. The property has marginal involvement with flood-plain areas as defined by FEMA and FEH zone maps.
 4. The Hawleys want to replace their existing roof with a new blue-grey standing seam metal roof.
 5. The Hawley's contractor had begun the installation of the blue-grey standing seam metal roof when they were informed that approval by the Historic District Commission was necessary. At that time, they stopped construction.
 6. There is precedent for blue-grey roofing within the Historic District.
- The move to approve application (#10-1) was made by Jorene Doria and seconded by George Phinney.

Decision: The Ripton Historic District unanimously approved the Hawleys' request to replace the existing roof on their primary dwelling with a blue-grey standing seam metal roof. The

Commission found the new roof to be compatible within the Ripton Historic District as defined by Ripton Zoning Bylaw 1008.

The Ripton Historic District Commission heard application (**#10-2**) submitted by Sally Hoyler and the Town of Ripton. Ms. Hoyler was sworn in by Chair. Warren King.

Findings of fact:

1. Application (**#10-2**) is a joint application with Ms. Hoyler and the Town of Ripton
2. The application asks for permission to remove a small barn from Ms. Hoyler's property (**parcel ID# 10-01-20**). This property lies within the Ripton Historic District on VT Route 125.
3. The property is in the Neighborhood Commercial (**NC-1**) district where it is non-conforming with minimum lot size and minimum setback requirements of the Zoning Bylaw. The property also has marginal involvement in Zone A flood-plain as defined by FEMA and FEH zone maps.
4. Application (**#10-2**) asks for approval to demolish and remove a small barn/garage located on Ms. Hoyler's property. The structure lies on a narrow piece of land bounded by the the Middlebury River and VT Route 125.
5. Written documentation and personal conversation with Buddy Cox and Clarisse Fisher provided evidence that the barn was constructed in 1946 or 1947 by their father Clarence Cox.
6. The structure received substantial damage during the latest flood event (summer of 2008) of the Middlebury River.
7. Ms. Hoyler has no interest in restoring the structure.
8. Demolition and removal of the structure must be completed by July 15, 2010 at which time the River Project will begin. The site will be used to access the river during the River Project.

The motion to approve removal of the barn was made based on evidence in letters dating construction at 1946 or 1947. Removal must be completed by July 15 and the site must be restored to its former state.

Decision: Alison Joseph recused herself from voting. The remaining members of the Ripton Historic District Commission unanimously approved application (**#10-2**) with the following two conditions: 1. **Complete** removal of the barn must be completed by July 15 River Project start date. 2. After the barn removal, the site must be restored to its former state or to a condition specified by the Town.

The move to adjourn the Ripton Historic District Commission was made by George Phinney, seconded by Charles Billings and adjournment was at 8:15.

Ripton Planning Commission

Alison informed the Board of concern over a pond built by Daniel Coughlan on (**parcel ID#02-01-12**) located on the Lincoln Road. Mr. Coughlan lives out of state but acquired the property from Red Maynard in 2008. The Wetlands Division of the State Agency of Natural Resources is involved. There is concern over the pond's location, required permit for its construction and a previous failure of the pond wall. The Planning Commission has no control over this situation, but Alison felt the Board should be informed.

Final changes were made to the Town Plan including those suggested by Elizabeth Golden of Addison Country Regional Planning. All maps which will be attached were looked over with minor corrections still needed. Upon completion of these last few corrections, and with final format editing the Board felt the Plan was complete. The motion was made by Charles Billings to accept the plan. This motion was seconded by George Phinney and unanimously approved by the Ripton Planning Commission. The first Plan hearing will most likely occur in May.

Meeting adjourned at 9:30 pm

Respectfully submitted,
Jorene Doria