

Ripton Planning Commission
PO Box 10
Ripton, Vermont 05766
Meeting minutes
June 8, 2010

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

Agenda

- 1. Minutes of 11 May 2010**
- 2. Approval to submit comments to Ripton Selectboard, to add proposed section on Moosalammo National Recreation Area to Town Plan**
- 3. Ripton Zoning Bylaw revision**
- 4. Other business**

The move to approve with revisions the minutes of May 11 was made by Charles Billings, seconded by Alison Joseph and unanimously approved.

The Ripton Planning Commission adopted the Town Plan as revised following its 11 May hearing and approved its transfer to the Ripton Selectboard for their hearing and approval.

Warren brought to the Board's attention the omission of Moosalamoo National Recreation Area in Section II (1) of the Town Plan. This inclusion will need to be presented to the Selectboard at their hearing of the Plan, the date of which is not yet known. Alison moved that the proposed wording be included in the Plan and be proposed at the Selectboard hearing, Charles seconded the motion and the motion was unanimously approved.

Zoning Bylaw revision: schedule and scope

1+ 2. Discussion centered on whether to combine and consolidate the Zoning Bylaw, the Subdivision Regulations and the FEH Bylaw. The Board felt that one document might be easier to use and in some ways not as confusing as dealing with multiple documents. Alison said that it would be useful to have the Bylaws online. An attempt will be made to locate a combined document being used by another town.

3. Article X add Flood Hazard Zone and Fluvial Erosion Hazard Zone (FEH).

4. Section 125 add FEH Bylaw and Subdivision regulations.

5. Section 210 add FEH and Flood Hazard Zone.

6. Section 220 add Flood Hazard Area and FEH overlay maps. Change the title of Map 8 to be defined as Zoning District Map.

7. Section 518 (1) add the word Federal

8. Section 528 (1) remove words to read "a solar energy system is an accessory use within all districts".

9. 528 (4) include a number 5 which would incorporate the language of the Town Plan stating the State regulations for wood fired boilers. 528(2) perhaps replace the language here with State regulations on wind energy.

10. Section 1002 multiple family dwellings are presently allowed in the 5 acre and 10 acre zones as a by-right use. What is the difference between a townhouse and a multifamily dwelling? Discussion centered on making conditional use approval necessary for multifamily dwelling in all zones. This will be looked at further and the Board will check with the VT League of Cities and Towns for the definition of "multifamily dwelling".

11. Section 1006 add construction of building by conditional use approval only.

12. Section 1002-1007 review of permitted by-right uses. Need to revise the definition of "building".

13. Section 1008 Warren has concerns about this Bylaw being adhered to. There will be future discussion

Other business:

Alison shared a draft letter for property owners within the Historic District, to better inform these property owners of needing permits when making changes to their properties. She would also like a list of things that require a property owner to obtain a permit. She will work to generate this list.

Meeting adjourned 8:50

Respectfully submitted,
Jorene Doria