

Ripton Planning Commission and Ripton Zoning Board of Adjustment

Aug. 11, 2010

MINUTES

The meeting was called to order at 7:00 p.m.

In attendance: Board Members, Charles Billings, Alison Joseph Dickinson, Marlene Harrison (alternate), Warren King, George Phinney. ZBA Hearing visitors: James and Kay Doolan, Charles Martin. Planning Commission meeting visitors: Charles Martin, Jeremy Grip, Roy Schiff

1. **Minutes** of June 8, 2010 were approved. Moved by Charles Billings, seconded by Alison Joseph.
2. **Ripton ZBA Hearing #10-4 for parcel id 10-01-64, James and Kay Doolan conditional use application.**

Documents: Site plan review package including State permit , Ripton Zoning Bylaw

Zoning Board Members, visitors, and procedures were introduced, and visitors sworn in to provide testimony. It was explained that one abutter was not notified and that Warren King would follow up on that.

Mr. Doolan stated that the conditional use application is for a dwelling for a family member who needed affordable housing. Local agencies have a 2.5 year wait list for housing, and a solution was needed faster. The Doolan's considered an addition to their home, but an appurtenant dwelling in a pre-fabricated unit was a preferred solution. Mr. Doolan offered the following information about the dwelling and its utilities:

Ed Hanson, Zoning Administrator was consulted for permits. Ed referred to an old lister card that described the Doolan home as a 2-bedroom unit, though the house has only one-bedroom, and issued a permit for a detached accessory dwelling.

The existing septic system was adapted to provide septic for the new unit. A wastewater system and potable water system permit was issued by the State of Vermont. The septic design and inspection was by Spencer Harris. The capacity of the existing deep drilled well was tested and found adequate for the two dwelling units.

The appurtenant dwelling is a 36'x12' (including hitch which is now removed) mobile home unit with log siding to match the Doolan's primary dwelling.

Mr. King reviewed the criteria for conditional use permits for appurtenant dwellings versus this application.

- The owner owns both dwellings. The Doolans testified they do.
- The wastewater capacity is adequate for the structures. The State permit indicates so.
- The square footage is not greater than 30% of the square footage of the primary dwelling. Mr. Hanson's review of the lister records concluded this is so.

- Setback and parking (for 4 cars) requirements are met. They are.
- The additional structure does not make the parcel less-conforming. It does not. It was noted that this is a pre-existing, non-conforming parcel.

The Board entered deliberative session at 7:25 and came out of deliberative session at 7:28.

The Zoning Board of Adjustment approved the Doolans conditional use permit for an appurtenant dwelling.

The newspaper warning of the hearing was for 7:30. Charles Martin arrived at 7:30 for the hearing and was asked if he wished to offer comment. He stated he was present to support the Doolan application.

3. Ripton Planning Commission Discussion of Route 125

Roy Schiff of Milone & McBroom presented a draft of the Middlebury River/Vermont Route 125 Benefit-Cost Study. “This study presents alternatives intended to mitigate flood and erosion damage and repair cost along Route 125 between Ripton village and Upper Plains Rd. Four alternatives were presented and discussed:

- Improving the roadway corridor with flood walls and large culverts
- Improving the roadway corridor with bridges
- Realigning Route 125 to Center Turnpike over full easement length
- Realigning Route 125 to Center Turnpike over part of the easement length.

Questions were raised about the historical damage costs in the report. The methodology and difficulty tracking was explained. The value of the various scenarios over a time-span greater than the 50 years typically used in highway cost analysis was raised. This draft study will also be presented to the Selectboards of Ripton and Middlebury.