

Ripton Planning Commission  
Ripton Zoning Board of Adjustment  
PO Box 10  
Ripton, VT 05766  
**Meeting Minutes**  
**January 11, 2011**

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

**Agenda:**

- 1. Minutes of December 14**
- 2. Consideration of request by Anjanette Sidaway to build a studio on her property**
- 3. Work on Unified Development Bylaw**

The move to approve the minutes of December 14 was made by Alison Joseph and seconded by George Phinney. The minutes were approved as written.

Charles Billings asked for a moment to recognize the tragic shootings of the past weekend in Arizona which seriously injured Congresswoman Gabrielle Giffords.

The Board heard from Anjanette Sidaway. Ms. Sidaway would like to place an artist's studio on her property.

- This will be a small structure at the "bottom of the hill" near the driveway entrance.
- It will be a timber frame structure set on piers.
- This studio space would be outside of her home and open to the public by appointment.
- The studio would carry handmade crafts such as knitting, cards and the like.
- There would be no plumbing, no water and no toilet.
- The studio would be one story with a small loft.
- The setbacks haven't been checked, but Ms. Sidaway thinks there is enough room.
- Zoning here is 2 acres, and this is a by-right use within this district. Accessory structures for home occupations are allowed.

Warren told the Board that Ed Hanson had concerns about the commercial use of the building. Ms. Sidaway was told by Warren King that we would discuss her proposal, speak again to Ed Hanson and be back in touch with her.

Charles Billings reported back on how wind turbines are viewed by home owner insurance companies. His personal homeowner insurance covers liability for a wind turbine placed on his property. Net metered wind turbines would need a commercial policy. Policy around the erection, maintenance and removal of wind turbines as researched by Charles was presented by Charles and reviewed with possible inclusion of this new text into the new Ripton Bylaw.

Sections of the Lincoln Bylaw Draft were reviewed and compared to the latest draft of the Ripton Unified Development Bylaw.

Note: Upon subsequent review the need for net metered turbines to have a commercial policy should be restated as follows: Public Service Board Rule 5.100 states that residential net metering customers must maintain liability insurance of no less than \$100,000 and non-residential (commercial) customers must maintain liability coverage of no less than \$300,000. Individuals erecting wind turbines should consult with their insurance company to make certain their coverage is adequate.

Warren reported that the Old Town Road memo was conveyed to the Selectboard for their January 10 meeting.

Meeting adjourned at 9:15 pm

Respectfully submitted,

Jorene Doria