

**Ripton Planning Commission**  
PO Box 10  
Ripton, VT 05766  
**Meeting Minutes**  
**February 8, 2011**

The Ripton Planning Commission was called to order at 7 pm by Chairman Warren King. In attendance, were Board members, Alison Joseph, George Phinney and Jorene Doria. Charles Billings did not attend.

**Agenda:**

- 1. Minutes of January 11**
- 2. Unified Development Bylaw**
- 3. Other Business**

The minutes of January 11<sup>th</sup> were discussed and tabled to confirm the correctness of the statement, “net metered wind turbines would need a commercial policy”, referring to property insurance.

**Article V. Section 528: Renewable Energy Resources**

Discussion focused on solar energy systems and small wind turbine within the Historic District. The Board spoke of the importance in maintaining the architectural character of the Historic District. Wording changes were made in sections 1-3. Solar and wind turbines would require conditional use permits within NC1 (Historic District).

It was discussed as to when capital letters would be used in the Bylaw. The use of lower case letters is now the format most commonly used in formal documents.

**Article II. Establishment of Zoning Districts and Zoning Map**

This article was reviewed, revised and completed.

Meeting adjourned at 9pm

Respectfully submitted,

Jorene Doria