

Ripton Planning Commission
and
Ripton Board of Zoning Adjustment
PO Box 10
Ripton, VT 05766
Meeting Minutes
March 8, 2011

The meeting was called to order at 7pm by Chairman Warren King. In attendance were Board members, Charles Billings, George Phinney, Jorene Doria, Zoning Administrator, Ed Hanson and Carol and Marty Kulczyk. Alison Joseph was absent.

Agenda:

- 1. Minutes of 8 February 2011**
- 2. Informal sketch plan meeting to consider the request of Carol and Marty Kulczyk for a planned unit development (PUD)**
- 3. Review of the Ripton All-Hazards Mitigation Plan**
- 4. Unified Development Plan—Combined Flood Hazard and Fluvial Erosion Hazard language**
- 5. Other business**

Documents presented:

minutes of February 14, 2006, copies of Kulczyk property map, Planned Unit Development project overview

The move to approve the minutes of February 8 was made by George Phinney and seconded by Jorene Doria. The minutes were approved as written. The minutes of January 11 were once again tabled.

The Kulczyks first approached the Ripton Planning Commission on February 14, 2006. They are now prepared to move forward with their plan to develop their property at 2430 North Branch Road. This is a 112 acre parcel currently zoned LDR-10. The property is mostly wooded and has an active forest management plan. The Kulczyks are interested in doing a phased development on approximately 24 acres of their property. This acreage is indicated within the blue lines on the property map. Presently, the Kulczyks' primary residence and a barn completed in 2008 exist on the property. Phase 1 of the project would include completing the infrastructure and building two cabins to be finished in 2011. Three cabins will be built in both Phase 2 and 3 with two final cabins being built in Phase 4 for a total of 10 cabins. Each cabin will be sited on about 2 acres.

Warren explained the need for a conditional use permit to be obtained from the Zoning Board and PUD approval from the Ripton Planning Commission. These should occur simultaneously. Warren explained the requirement of first having a sketch plan hearing and when ready a preliminary hearing, followed by a final hearing at which time all permits must be in place and a plat ready to be signed if needed. The Kulczyks are aiming for a preliminary hearing in June and a final hearing in July or August. The Kulczyks indicated on the property map where the first two cabins would most probably be sited, but are not positive on the sites for remaining cabins. They do not yet have a site plan. Warren stated that we would conduct a site visit when the weather was appropriate to do so. Ed Hanson inquired if the drive into the property would remain the same. Marty Kulczyk responded by saying, yes, and that there would be no access to the property from the Lincoln Road. Some of the work already completed on the property includes two levels of cleared land with the reestablishment of a stone wall. The lower cleared area will have a consolidated septic system. Early test pits indicate the need for an at grade or full mound system. The intent is to run wastewater from all the cabins to one field. They have been told that the mound system will be pressurized. The cabins will be clustered for convenience but sited in a way to ensure privacy. A minimal amount of clearing will occur as the thought is to have the cabins blend into the natural surroundings. The building materials to be used will also insure that the cabins are not noticed.

The cabins will not be visible from the Lincoln Road nor by any abutters. The abutters will be notified by Ed Hanson. A sign will eventually be placed on the North Branch Road. The Kulczyks will begin working with an engineer to develop a site plan as soon as the snow melts. The engineer will determine the adequacy of the water source. The present well is not tagged but the Kulczyks hope that it will be adequate. State permits are needed for water and septic. The Kulczyks have been told by Andy Hutchinson who did their forest management plan that their property contains a deeryard. He has suggested cutting some of the evergreens to help sustain the deer. Warren would like to see the forest management plan. Cutting that will occur in accordance with the plan will lead to small trails running throughout the property. The Kulczyks are somewhat concerned about the necessary storm water permit. A storm water permit plan is needed if there is more than one acre of impermeable soil. They feel they may need this. The Kulczyks are debating over having a central parking area with renters walking to their cabins or allowing renters to drive to and then park at each cabin. Handicap accessibility is also being considered. Marty is a member of the Ripton Fire Department and knows the importance of being able to get emergency vehicles down his driveway and close to the cabins. The driveway is 4/10 of a mile and the Kulczyks are willing to place additional pull-offs along the drive. Heat for the cabins is being considered, perhaps propane. The decision has been made not to have wood heat. An outdoor fire pit exists for gatherings. The cabins will all be one story with no lofts. Single bedroom cabins will be 400 square feet and two bedroom cabins will be 600 square feet. The cabins will be of log siding, have metal roofs and have screened porches off the back. All cabins will have bathrooms and efficiency kitchens. Construction details will be submitted with the site plan. Ed Hanson encouraged the Kulczyks to begin working with the Department of Public Safety as early as possible to learn what is required. One concern mentioned after the Kulczyks left was the need to address the future of this PUD. It was important to the Board that the cabins always be short-term rentals.

Warren gave each Board member the Ripton All-Hazards Mitigation Plan for review. This agenda item as well as agenda item 4 were not addressed at this meeting.

Meeting adjourned 9pm

Respectfully submitted,
Jorene Doria