

Ripton Planning Commission  
Ripton Zoning Board of Adjustment

PO Box 10

Ripton, VT 05766

**Meeting Minutes**

**April 12, 2011**

The April meeting of the Ripton Planning Commission and the Ripton Zoning Board of Adjustment was called to order by Chairman Warren King at 7pm. Board members Alison Joseph, Charles Billings and Jorene Doria attended. George Phinney was absent.

**Agenda:**

1. **Meeting minutes of March 8, 2011 and tabled minutes of January 11, 2011**
2. **Executive session nomination of Ripton zoning administrator for 3 year term**
3. **Re-review of the Ripton All-Hazards Mitigation Plan**
4. **Unified Development Plan, combined Flood Hazard and Fluvial Erosion Hazard language**
5. **Other business**

The motion was made and seconded to accept the minutes of March 8 upon correction of the spelling of Hansen to Hanson. The corrected minutes were unanimously passed. The minutes of January 11, 2011 were revisited to further clarify information provided by Charles Billings on how wind turbines are viewed by homeowner insurance companies. Warren presented an email from Leigh Seddon of Alteris Renewables Inc. giving the language of the current Public Service Board net metering rule 5.100, stating that residential net metering customers must maintain a liability insurance policy of an amount of no less than \$100,000 and non-residential net metering customers (commercial) shall maintain a liability insurance policy of no less than \$300,000. An addition will be made to the January minutes giving this information and that individuals erecting wind turbines should consult their own insurance company to make certain their coverage is adequate. It was discussed that information provided by insurance companies about wind turbine coverage varied by insurance company. Once again, correction was needed to the spelling of Hansn to Hanson. The January minutes were unanimously approved with these corrections.

Alison asked the outcome of the Old Town Road memo sent to the Selectboard for review at their January 10 meeting. Warren reported that the memo was received by the Selectboard with no action taken. Charles said that it is the Selectboard's responsibility to look into all Ripton's Class IV roads. Warren said that he would talk informally to Laurie Cox about this issue. Jorene inquired if this is the same concern that Charles had presented to the Planning Commission before he sat on the Board. He responded in the affirmative. Jorene asked about the time constraint for these roads to be looked at and was told that the deadline had been extended. Charles would like to see an "expert" called in and said that the memo needed to be addressed. Alison thought that pointing out to the Selectboard that all Class IV roads need to be looked at would insure that Old Town Road would be looked at.

The Board adjourned to executive session for approximately 30 minutes to discuss the nomination of Ripton zoning administrator.

The meeting reconvened with review of the Ripton All-Hazards Mitigation Plan. Printed corrections to the text were prepared and shared by Warren and Charles. Jorene and Alison verbally shared their corrections and concerns. It was stated that the document seemed to "lack flow and unity" and was repetitive in places. The question arose as to who the document was intended for and how it would be used. Permission was given by all in attendance for Warren to compile the corrections and return with a corrected copy.

Agenda item 4 [Fluvial Hazard and Fluvial Erosion language] will be addressed next month as time did not permit addressing this fully.

Agenda item 5 [Other] was mentioned earlier with discussion of Class IV roads.

Meeting adjourned 8:45pm

Respectfully submitted,

Jorene Doria