

**RIPTON PLANNING COMMISSION**  
**Historic District Commission, Zoning Board**  
Meeting of 9 August 2011, 7 PM  
Ripton Town Office

MINUTES

Present: Charles Billings, Alison Joseph, Warren King, George Phinney

1. Minutes of meeting of 19 July 2011: Approved. Moved: Alison Joseph. Second: Charles Billings.
2. Act 248 application: Whitman PV installation. Discussion: all favored. Moved not to submit comment: Alison Joseph. Second: Charles Billings. Approved: not to submit comment.
3. Act 250 application #9A0342-1: Relocation of Rikert Ski Racing Trail. Discussion: The Ripton Conservation Commission strongly supported this plan to bring the Middlebury College ski racing trail to national racing trail standards (homologization) while minimizing tree-cutting. Moved to strongly support: Charles Billings. Second: George Phinney. Approved: to strongly support.
4. U.S. Forest Service decision on Catamount Trail relocation off FR 59.  
Discussion: The relocation is to separate ski and snowmobile trails with clearing proposed only in an area with young (50-year) trees. Concerns about increased traffic due to creating a loop trail were countered by the fact that people will no longer need to go out and back. The trail will be packed snow. Moved: not to submit comment: Warren King. Second: Charles Billings. Approved: not to submit comment.
5. Unified Development Bylaw draft 5 review
  - a. review of Table 1 zoning setback distances: Michele Cyr's letter requesting review of setback distances was discussed. Research about setbacks and frontage requirements in area towns was presented by Charles Billings. It was agreed to change MDR and LDR zones to 50-50-30 (rear-side-front) foot setbacks. Moved: Charles Billings. Second: Alison Joseph.
  - b. parking space requirements for commercial and other uses: reviewed and agreed to maintain clause which allows flexibility.
  - c. residential development on class 4 roads: There was discussion about policies of other towns, property rights and the limited number of properties to which proposed review applied. Tabled.
  - d. other issues: Section 519. Amended the definition of junkyard to be the same as the definition in the town junk ordinance.
6. Other business:
  - a. bike rack. The Selectboard asked the Commission for input about a bike rack to be near the bus stop outside the town office. The Historic District Commission recommended a loop style bike rack with black powder-coated finish to be installed at the west side of the building.
  - b. Kulczyk decision: Marty Kulczyk asked for clarification of the road standards for the Kulczyk planned unit development. The standards are class 4 road standards.