

RIPTON PLANNING COMMISSION

Meeting of 11 October 2011, 7 PM
Ripton Town Office

Minutes

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

1. Minutes of meeting of 13 September 2011: Motion to approve: George Phinney.
Second: Charles Billings. Approved.

2. Unified Development Bylaw draft 5 review

Warren King reviewed final modifications. It was agreed to leave format revisions to Mr. King and to make changes at:

p. 37, 5 i. delete "by-right", 6 i. change "multi-storage" to "multi-family";
p. 41, section 855. 1. Change sale" to "event", 1a change to 16 s.f.;
p. 65, change by-right use to permitted use, and add child care homes;
erosion hazard area will be lowercase, FEH remains uppercase.

Two motions were moved and approved:

To approve the Draft Zoning Bylaw subject to the addition of a section to Article 5, General Regulations, on common rights of way. Motion: Alison Joseph.
Second: Charles Billings. Approved.

To approve the Draft Zoning Bylaw with corrections be reviewed by an attorney for the Town with the section on common rights of way to be added later. Motion: George Phinney. Second: Charles Billings. Approved.

3. Other business

- Hearing: next meeting for wind turbine; noted that the time is 7:30 p.m.
- Act 250 permits: Review of the Kulczyk application is continuing with focus on a deer wintering area. The Middlebury College Nordic ski trail permit is approved and work is begun.
- REAP wood storage building: Charles Billings shared preliminary plans for a storage building for which the REAP program hopes to find a site.