

**Town of Ripton Planning Commission
Meeting Minutes
June 10, 2014
Ripton Town Office, 7:00 p.m.**

Members present: Warren King, Charles Billings, Alison Joseph, George Phinney.
(Initials WK, CB, AJ, GP are used in motions and votes.)

Visitors/active participants: Richard Collitt, acting zoning administrator, present 7:00 - 8:10 p.m.; Jonathan Heppell, applicant for zoning administrator position; both present 7:05- 8:00 p.m.

Motions made and votes taken:

- Moved/seconded/voted approval of minutes of 05-13-14: CB/GP/all.
- Moved/seconded/voted to nominate Jonathan Heppell to the selectboard for appointment as zoning administrator for a 3-year term: GP/CB/all.
- Moved/seconded/voted (GP/AJ/all) to adjourn at 9:00 p.m.

Discussion:

Chair, Warren King, called the meeting to order at 7:05.

1. **Minutes:** With no amendments/discussion the 05-13-14 minutes of the Planning Commission, Historic District Commission, and Zoning Board of Adjustment were approved (see motions and votes).
2. **Search for a new zoning administrator:** Jonathan Heppell, an attorney and Ripton resident, responded to questions about his interest in and qualifications for the position of zoning administrator. Discussion included: a decade of experience on the Whiting Planning Commission including two town plan revisions, one zoning bylaw revision, and subdivision reviews; real estate transactions; Ripton's Unified Development Bylaw and history of flooding; knowledge of permits and Vermont Title 24 Chapter 117; involvement of the health officer; working with neighbors; guidance of the law and its equal application, and recusal if a conflict of interest occurs. Mr. Heppell left the meeting at 8:00 p.m.

Richard Collitt, acting zoning administrator, and the commission discussed other applicants, all of whom were willing to work for terms less than three years.

Mr. Heppell's nomination was discussed and approved (see motions and votes). Mr. Collitt left the meeting at the close of this discussion 8:10 p.m.

3. **Town Plan revision:** Proposed changes to Article III: Transportation were outlined. Discussion focused on bridges, including the "Bridge of Flowers" and private road agreements. A draft of "Article V: Educational Facilities" was submitted by Jorene Doria, who was not present. All agreed to her revision with minor corrections. It was also agreed to add the Hannaford Career Center, and the Middlebury College Bread Loaf campus and Frost Cabin to this article.