

**Town of Ripton Planning Commission and Zoning Board of Adjustment
Meeting Minutes
July 8, 2014
Ripton Town Office, 7:00 p.m.**

Members present: Warren King, Charles Billings, Alison Joseph, George Phinney; Leonard Tiedemann, zoning board of adjustment alternate member. (Initials WK, CB, AJ, GP, LT are used in motions/votes).

Visitors/active participants: Michael Winter, interested person for Hearing #14-6, attended 7:05-7:20; Jonathan Heppell, zoning administrator, present 7:35- 8:30.

Motions made/votes taken:

- Moved/seconded/voted approval of minutes of 06-10-14: GP/CB/all.
- Moved/seconded/voted to change the August 2014 meeting date from the second Tuesday to the first Tuesday, 08-05-14, 7:00 p.m. AJ/GP/all.
- Moved/seconded/voted to continue Planning Commission Hearing #14-6 to 08-05-14, 7:30 p.m. CB/GP/all.
- Moved/seconded/voted to adjourn at 9:00 p.m.: GP/AJ/all.

Discussion:

Chair, Warren King, called the meeting to order at 7:00 p.m.

1. **Minutes:** With no amendments proposed, the 06-10-14 minutes of the Planning Commission were approved (see motions and votes).
2. **Continuance of Zoning Board of Adjustment Hearing # 13-1, parcel 06-02-40, 668 Chandler Hill Rd.:** This continuance of a hearing for an accessory dwelling begun August 2013 continued to Sept., Oct., Nov., Dec. 2013; and Jan., March, May, July 2014, opened at 7:05 p.m. A letter from the State of Vermont dated June 16, 2014, citing a 45-day review timeframe from receipt of the septic permit application (June 12, 2014) was received. The hearing is continued to August 5, 2014 (see motions and votes).
3. **Planning Commission Hearing #14-6, parcel 06-02-20, 1652 Lincoln Rd.:** This hearing for a 2-lot subdivision was discussed, not opened. Eight days notice was given to owners of abutting property rather than the required fifteen days notice. After consulting with the town attorney, it was concluded that this hearing be re-warned with required notice. An August 5, 2014, 7:30 p.m. hearing date/time was approved (see motions/votes). Notification requirements were reviewed.
4. **Town Plan revision:** Proposed changes for Article III: Transportation based on other town plans were described. Research for and resources at the Addison County Regional Planning Commission were discussed for Articles X: Employment and IX:Housing.
5. **Other business:** Received and discussed Middlebury College permit information: Act 250 Land Use Permit Application – Snow Bowl; applications for expansion to snowmaking pumphouse and bridges at Rikert Nordic Center; and a letter by the Vermont ANR Drinking Water and Groundwater Protection Division regarding “*WW-9-2006 Bread Loaf renovations to existing Inn buildings with decrease in flows on existing Lot 1*”.