

**Town of Ripton Planning Commission, Zoning Board of Adjustment
Meeting of September 9, 2014, 7:00 p.m., Ripton Town Office
MINUTES**

Members present: Warren King, Charles Billings, Alison Joseph, George Phinney.

Visitors/active participants: Marcel and Norma Leduc (7:00-7:35), Perry Hanson III, Jonathan Heppell - zoning administrator, (7:00-8:10).

Motions/votes:

- **Minutes:** The August 12th meeting minutes were moved for approval by Charles Billings, seconded by George Phinney and approved by all.
- **Unified Development Bylaw, Section 595: Accessory Uses and Buildings** will be interpreted as follows: the zoning administrator shall continue the practice of permitting more than one accessory use or building on any lot where the primary use on the lot is permitted, provided that the accessory use or building conforms to lot setback, lot coverage, and building height requirements for the district in which it is located. Additional accessory dwellings require conditional use review. Accessory uses and buildings require conditional use review for uses not listed as permitted in the applicable zoning district, as per Section 341: Conditional Uses. George Phinney moved, Charles Billings seconded, all approved.

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

1. **Changes to the agenda:** Mr. King added the concerns of the visitors to the agenda, with the order of discussion the Leduc boundary adjustment proposal, followed by review of the minutes, and Perry Hanson with a concern about an application for an accessory structure.
2. **Leduc boundary adjustment proposal:** Marcel and Norma Leduc own a home and 1.25 acres of land at 1378 Lincoln Rd., parcel 06-02-26. They recently purchased parcel 06-02-25, an abutting undeveloped 4.9 acres. Road access to the parcel is by a deeded 50'x 206' right-of-way through the property of Susan Prager and Marcia Wheeler, parcel 06-02-24, 1410 Lincoln Rd. All owners agree to removing the deeded right-of-way and swapping land as a boundary adjustment. The swap would slightly increase the size of parcel 06-02-24, owned by Prager and Wheeler, and would leave their road frontage unchanged. Discussion of the process for boundary adjustments including the need for survey plat documentation and a hearing followed. Mr. Leduc also described his existing shed currently located within the right-of-way on the Prager and Wheeler property, and a proposed woodshed with a roof above an existing deck attached to his house. The need for a site visit by the zoning administrator was agreed. Marcel and Norma Leduc left at the close of this discussion, 7:35 p.m.
3. **Minutes:** See motions/votes.
4. **Accessory structure permit request:** Perry Hanson described his permit application for construction of a barn. Debate of Ripton's Unified Development Bylaw (UDB), Section 595: Accessory Uses and Buildings followed, with emphasis on the number of accessory structures allowed per parcel and distinctions between accessory structures and accessory dwellings. Several sections of the UDB were reviewed. It is proposed that the next revision of the UDB amend section 595 into sections: a) accessory uses and structures, and b) accessory dwellings, to clarify their differences. In the interim, it was moved and approved that applications for accessory structures other than a dwelling, that otherwise do not require conditional use approval may be approved by the zoning administrator without a zoning board hearing (see motions/votes). This

follows the practice of the previous zoning administrator and the board, which has not considered its role to review the number of buildings on a parcel. Mr. Hanson and Mr. Heppell left at the close of this discussion, 8:10 p.m.

5. **Town plan revision:** Articles III, IV, VII, VIII and X were agenda items. Articles VII, VIII, and X were reviewed and considered complete; Articles III and IV are incomplete. Change of use permits for expanded use of facilities, related to Article X, Employment and Economic Development, were discussed.
6. **Other business:** A public presentation of the Old Center Turnpike Preservation Study is Sept. 22, 7:30 p.m., at the Community House. The next planning commission/historic district commission/zoning board meeting is October 7, 2014, the first Tuesday of October rather than the second Tuesday. Hearing #13-1, parcel 06-02-40, 668 Chandler Hill Road, is continued to that date.
7. **Call to adjourn:** 9:05 p.m.

Minutes prepared: 09-13-14, AJ