

Ripton Zoning Board of Adjustment
Ripton Planning Commission
Ripton Historic District Commission
PO Box 10
Ripton, Vermont 05766

**Meeting Minutes
October 7, 2014**

The monthly meeting of the Ripton Planning Commission was called to order at 7pm. In attendance were Board members, Chairman Warren King, Jorene Doria, Alison Joseph, Charles Billings and George Phinney. Hearing applicants, Giles Hoyer and Christopher Bullock attended.

Agenda:

- 1. Minutes of 9 September 2014**
- 2. Continuance of Zoning Board of Adjustment hearing begun 13 August 2013 to consider conditions for approval of an accessory dwelling and related issues proposed by Giles Hoyer on his parcel ID #06-02-40**
- 3. Planning Commission site plan review and septic system upgrade approval and Historic District Commission consideration of installation of replacement windows and construction of a bathroom addition for the Chipman Inn, parcel ID #10-01-12**
- 4. Ripton Town Plan revision, Article III B: Roads**
- 5. Other business**

Charles Billings moved that the minutes of 9 September be accepted as written, George Phinney seconded the motion and the minutes were approved by a unanimous vote.

The Zoning Board heard from Giles Hoyer. Mr. Hoyer presented the Board with his **State Wastewater and Potable Water Supply Permit** as requested. The permit was recorded in the Town Office on August 18, 2014. The RV/Travel trailer, presently occupied by Mr. Hoyer's inlaws, was not addressed in the permit. Mr. Hoyer stated that the State seemed only concerned with the new home plans. Note is made here that the State views the RV's use of the septic as temporary. Mr. Hoyer also reported that he has not yet insulated or sided the garage. He presented the Board with a timeline for completing his new home, and the accessory dwelling, followed by the demolition of the existing camp and the removal of the RV from the garage/workshop. Mr. Hoyer will report to the Board when the RV is removed.

The motion to approve Mr. Hoyer's permit application is made by Alison Joseph and seconded by Charles Billings with the condition that upon completion of the accessory dwelling, the RV will be removed. Mr. Hoyer's permit was voted on and unanimously approved.

The Ripton Planning Commission and the Ripton Historic District Commission heard the sworn testimony of Christopher Bullock, owner of the Chipman Inn. Mr. Bullock provided 2 schematic drawings done by his builder, Michael Cummings. Warren King read a letter of endorsement from an abutting property

owner. A preliminary site visit of the Chipman Inn was conducted on October 6 by Warren King, Jorene Doria and Charles Billings.

Findings of fact:

1. The Chipman Inn sits on parcel **ID # 10-01-12** located on Vermont Route 125 within the Town's Historic District.
2. A furnace room, containing a boiler, located on the East end of the Inn, will be removed along with an exterior freestanding oil tank. An 8'x16' +/- bathroom addition is proposed to be built in its place.
3. Major renovations will occur on the interior of the Inn's east wing, including the installation of vapor barrier, foam board, a Buderus boiler and radiant heat. The two bedrooms located in the wing, will be enlarged. It is hoped that a half wall in the sitting room, thought to contain pipes, can be removed.
4. Two windows, one on the second floor and one on the main floor at the East end of the wing will be replaced with approved fire egress windows.
5. The three south facing windows at the front of the wing will be replaced with smaller sized, 12 pane, double hung windows.
6. A 1500 gallon septic pump station will be buried northeast of the new bathroom addition, carrying effluent to the two septic tanks located on the West side of the Inn. This system is being designed by Eli Erwin and Jeff Kelly to meet State requirements.
7. Projected start date for the project is October 26, 2014. A 40' container will be used to store furniture and another container will be used for construction waste. Completion will be by January 8, 2015.
8. State permits are required for construction, electrical, plumbing and septic.
9. Clapboard siding, matching that of the Inn, will be used.
10. Mr. Bullock will ask his builder about placing a gable ended roof rather than a shed roof on the addition. The Historic District Commission would like to know of what type and color the new roof will be.

The motion to approve the site plan, on the condition that all State required permits, construction, electrical, plumbing and septic, be obtained by Mr. Bullock, was made by Alison Joseph, seconded by George Phinney and unanimously approved by the Planning Commission. Jorene Doria further moved that the Ripton Historic District Commission approve the proposed structural changes and additions to the Chipman Inn as presented by owner, Christopher Bullock. Charles Billings seconded the motion on the condition that roof material and color be shown to the Commission.

Article III B. Roads of the Town Plan was looked at and proposed changes discussed. Changes were made to the draft and further discussion will occur.

Meeting adjourned, 9:00 pm

Respectfully submitted,
Jorene Doria

