PLANNING BOARD **April 20, 2023**

MEMORIAL BUILDING **7:00 P.M.**

Board Members Present: Tim Bray (chair), Ken Jacques, Darrin Patten, Mike Howard, Dan Saulnier, Jen Roberts, Poul Heilmann and John Trachy (alternate)

Also present: Whit Smith, Matthew Ruppel, Renee Theall (UVLSPC), Rebecca Dickson, Bruce Hilbert, Paul Biebel and Mike Hansen

Tim Bray opened the meeting at 7pm stating that there was a full Board and John Trachy would be acting as an alternate. The first item of business was to appoint a chair and vice chair. Ken made a motion to nominate Tim Bray as chair and Mike Howard as vice chair, both accepted the nomination to which Jennifer Roberts seconded and the Board unanimously agreed.

Tim Bray opened the Site Plan hearing for Mike Hansen. Tim Bray read through the checklist to determine if the application was complete while Mike Howard reviewed the property map verifying all items were included. Finding all required items were either found or were waived Ken Jacques moved to accept the application, Dan Saulnier seconded, Board voted unanimously to accept. John Trachy asked about hazardous waste and what the plan was for containment/clean-up. Mike Hansen responded that he is willing to have a kit available on site. John Trachy asked how many vehicle trips were expected if there is storage for 130 boats. The Board and Mike Hansen determined that the stated 500 was acceptable. John Trachy asked if Mike Hansen was aware of an aquifer under the property. Mike Hansen stated that he was not aware that there is ledge, and no mud or water seepage has been observed. Discussion of the location of the aquifer location to be in the area of the power plant across Georges Mills Rd. Darrin Patten moved to grant the Site Plan, Mike Howard seconded, Board voted unanimously in favor.

Tim Bray recognized Rebecca Dickson and Bruce Hilbert. Rebecca Dickson shared with the Board that the reason for their consultation request was interest in a large piece of property that they would like to purchase within the forest conservation district. They are interested in providing horse therapy, forest bathing and maple syrup production. The property might have been sold to another party while they were waiting to speak to the Board about their plans. Extensive discussion regarding whether or not horse therapy is an agricultural activity or if it would be a home business/occupation. Rebecca Dickson then explained to the Board what Forest Bathing was and how there would be no impact on the land or forest. Maple syrup production is an agricultural activity and is exempt from zoning restrictions.

Tim Bray recognized Paul Biebel, Tim stated that Mr. Biebel had received his Special Exception on May 3, 2022 with conditions of max 6 persons, and minimum stays of 6 nights. Tim Bray asked Paul Biebel if he understood the conditions to which Paul Biebel stated he did, his plan is to rent to traveling nurses for a period of 3-6 months mainly November through

May. There are also 5 groups of renters who have been renting from him for 40+ years. Tim Bray asked if Paul Biebel had received the Site Plan packet and if he would be able to submit his Site Plan application prior to the May deadline of April 27th, Paul Biebel responded that he thought that would be possible.

Tim Bray recognized Matthew Ruppel, stating that he had received his Special Exception on March 7, 2023, with the conditions of maximum 4 occupants, 2 vehicles no campers/rvs and quiet hours of 10pm to 7am. Tim Bray asked Matt Ruppel understood the conditions to which Matt Ruppel stated he did. Questions about the septic were raised regarding the seasonal vs. year-round and possible business use. Those questions might come up so Matt Ruppel should have answers for such possibilities. Tim Bray asked if Matt Ruppel had received the Site Plan packet and if he would be available to attend the June meeting, he responded that he did not have one, Tamara Butcher would supply one to Matt Ruppel prior to his leaving and June was a possibility.

Tim Bray shared with the Board that the Site Plan documents were sent to the Town attorney and a response was received back. Work had been done by John Trachy to incorporate the short-term rental activity into the Site Plan Regulations. A draft copy was distributed to all Board members with Draft showing across the front page and line numbers to make review easier. The Board worked through the documents with some changes made. Following the review John Trachy would make the requested changes and forward to Tim Bray for review and to Tamara. The Board determined that the May meeting would be a public hearing for the acceptance of the updated Site Plan Regulations. Notice would be made at least 10 days prior to the hearing so that the public may attend.

Tim Bray shared with the Board a draft letter to be sent to those who have received their Special Exception with a scheduled date to appear before the Board for their Site Plan hearing. After a discussion it was determined that a letter was already being sent to individuals inviting them to contact the Town Administrator and schedule times and dates to move forward with the requirements of obtaining a Site Plan.

Discussion of subdivision/driveway curb cut, Peter Abair (road agent) approves, if no building is built then no zoning permit is submitted to verify the cut is done to regulations other than the approval of the road agent.

Meeting adjourned 9:15 p.m.

Respectfully submitted,
Tamara Butcher