

TOWN OF PLYMOUTH PLANNING COMMISSION  
AND ZONING BOARD OF ADJUSTMENT

November 5, 2019 Minutes

Chairman Michael Coleman called the meeting to order at 7:05 P.M.

Board members in attendance were Mike Coleman, Rick Kaminsky, Keith Cappellini, Anne Brown, Jay Kullman, and Bruce Pauley.

Also in attendance were Tom Phillips, Todd Menees, Steve Radonis, Anthony McLaurin, and Don Eamon.

Todd Menees, of the Vermont River Management Program, Watershed Management Division of the Dept. of Environmental Conservation gave a presentation of the Community Resilience Organization, an initiative that promotes community resilience by building strong resourceful communities that can survive and thrive in the face of natural and manmade disasters. He is reaching out to towns across the state and being a long time Plymouth resident, would like to include us in the organization. Community Resilience Organizations are volunteers working and connecting with community leaders in emergency response and social services. It is an additional layer of community involvement to address unmet needs, such as transportation, food insecurity, and disaster preparedness. He plans a press release through the Plymouth Press that will provide more information.

Anne Brown made a motion to approve the minutes of the October 1, 2019 meeting as written. Jay Kullman seconded the motion, all were in favor.

Anne Brown spoke regarding the hearing at Two Rivers Ottauquechee Regional Commission on regional approval of the Plymouth Town Plan, adopted September 10, 2019. They stated "The 2019 Plymouth Town Plan is an improvement from the 2012 Town Plan. The Plan now includes an Economic Development element which was missing in the last iteration. It also addresses energy efficiency and renewable energy generation, as well as a prioritization of town upgrades to utilities, facilities and services along with mechanisms for financing said upgrades. The areas of forestry and agriculture have also been strengthened and now include more detail regarding sustainable management practices for both industries."

Their report listed suggested improvements for the next iteration of the Plymouth Town Plan in four areas: Economic Development, Natural Resources, Housing, and Utilities & Facilities.

Overall, the Regional Commission found our Town Plan meets the four test requirements of 24 V.S.A., Section 4350:

1. Consistence with the planning goals in Section 4302 of Chapter 117
2. Compatible with the Regional Plan
3. Compatible with the approved plans of other municipalities within the region
4. Inclusive of all elements required of a plan as set forth in 24 V.S.A., Section 4382

Next, chairman Mike Coleman spoke to the necessity of a zoning application and tax map of the property being filed before the Zoning Administrator and/or the Planning & Zoning Commission are asked to weigh in on questions. He asked that an application be filed, with a \$25.00 application fee before any emails are sent. He suggested the town web-site include frequently asked questions about zoning applications, to help property owners.

Mr. Anthony McLaurin addressed the board regarding his property located at 195 Scott Terrace, concerning the discrepancy of the number of bedrooms previously listed and currently listed for his

property and his Wastewater System permit and design. The board re-iterated the septic permit and size of the leach field dictates the number of bedrooms a house should have. There was confusion over wastewater permits issued to the previous owners, who owned multiple parcels on Scott Terrace. More information and clarification was required.

Next, the board asked Tom Phillips, owner of property located at 764 Route 100, to request that Rapanotti Septic Design submit an original legal document to the board which must include his Designer/Engineer stamp and certification number. This document would be recorded with his decision letter.

Regarding the Tom Derlinga sub-division application, heard at the October 1, 2019 P & Z meeting, Mike Coleman stated the board is waiting for a letter from the State of Vermont regarding the lot size.

Mike was in receipt of a letter from the Town of Killington regarding short term rentals. Steve Radonis discussed the impact of these rentals for property owners who experience a marked increase of traffic and noise in their neighborhoods. It is an issue that many surrounding towns are trying to address.

Regarding the A.B.L.E. Waste Management Conditional Use Decision, approved with conditions, dated September 30, 2019, and appealed by abutter Amelia Schlosser on October 28, 2019 to the Environmental Division of the Vermont Superior Court; the board voted unanimously to defend their decision. Bruce Pauley motioned to defend the decision, seconded by Jay Kullman. All were in favor.

A number of zoning violations in town have been reported. Mike will notify Zoning Administrator, Jim Allen of the violations and ask that he issue a letter to the property owners to cease and desist.

With nothing more to discuss, Rick Kaminski motioned to adjourn. Keith Cappellini seconded the motion. The vote was unanimous, and the meeting adjourned at 8:40 P.M.

Respectfully submitted, as draft

Elaine Pauley