

DRAFT MINUTES
TOWN OF VERMONT PLAN COMMISSION MEETING
January 22, 2024 – 6:00 p.m.

Call to order and posting certification.

Tim called the meeting to order at 6:01 p.m. The meeting was properly noticed: posted on the front door of Town Hall, posted on the town website, emailed to the online subscribers, and published in the Mount Horeb Mail and Star News.

Present: Tim Pierce, Diane Anderson, Nick Balster, Jim Elleson, Doug Meier, Scott Moe
Absent: Dean Bossenbroek

Approval of agenda

Doug moved and Jim seconded a motion to approve the agenda. Motion carried 6-0.

Approval of December meeting minutes

Jim moved and Doug seconded a motion to approve the December meeting minutes. Motion carried 6-0.

Public Input/General Comments

None.

Chair's Report

Anne Bosch and Marc Robertson want to add a convenience toilet to the mill building at Blackberry Ridge. The County recommended that they rezone the property to FP-B. It is currently zoned FP-35.

- Cannot do FP-35 because it is not a functioning farm.
- Not in MFL or raising sheep so not an operating farm.
- Site visit is not required for the rezone.
- 20,000 sq ft rezone on area around mill only to FP-B.
- For a spot rezone you do not need road frontage unless divided.
- Also need to do a rezone for the 3.5 for a new house.
- Using a PDR would not prevent you from rezoning to FP-B
- Could save time and money by filing both rezones together.

- For awareness, Mark Haukoos requested a density study on the Henry Bakken farm. County said no further development on the site is available.

- Nick followed up with his plumber regarding water heater temperature/pressure relief valves in accessory buildings discharging to grade.
- There can be reactions that change the acidity of the water requiring that it be treated. No further action to be taken.

Justin Schaefer, 4212 Dalby Road, Plan to build and renovate log cabin.

- There is a deed restriction on the property, if the house location or driveway changed, it would need board approval.
- No additional approvals needed by this body to proceed.
- Apply to County for a zoning permit.
- Apply to the town for a building permit.

Solar Ordinance – Working topic.

- Need to review the criteria to evaluate the application.
- Will update the ordinance and put on the agenda for next meeting.

Comprehensive Plan Review – Working topic.

Review of Previous Meeting recommended changes to Section 1

Review of Previous Meeting recommended changes to Section 2.1 and Section 2.2

Review of Previous Meeting recommended changes to Section 2.3

- Tim put an article in Vermont Voice asking for comments and received one email in response.
- No feedback on Ridgetop Protection and the enforcement thereof.
- Our LUP shies away from holding tanks. The intention was that if you did not have a place to put in a septic tank, you should not build a house there.
- Doug will continue to suggest changes to our goals.
- We will do housing and transportation next month.

Agenda items for the next meeting

- Solar ordinance
- Comprehensive plan
- Bryant Fisher LUIF

Next Meeting Date

February 28, 2024 @ 6:00 p.m.

Adjournment

Scott moved and Jim seconded a motion to adjourn. Motion carried 6-0. The meeting adjourned at 8:02 p.m.

Diane Anderson, Plan Commission Secretary