

PUBLIC HEARING
TO REVIEW ZONING BYLAWS AND FLOOD HAZARD REGULATIONS
AS PUT FORTH BY THE ZONING BOARD OF ADJUSTMENT

NOVEMBER 29, 2012

HEARING OPENED AT 6:34PM

THOSE IN ATTENDANCE:

Colleen Scholz, Board member; Judy Boehlert, Board member; Lisa Robinson, Board member; Tom Fierravanti, Board Member; Suzy dePeyster, Board Member; Jim Henderson, Resident; Alan Hess, Property owner; Jean Eisenhart, Property owner; John LaVecchia, Zoning Administrator

Tom introduced a written comment on the Bylaws submitted by Doug and Nancy Tschorn. They refer to the section on Driveways, restricting the grade to a maximum of 15%. They feel this should be a recommendation not a mandate.

Opening the discussion-reference to Zoning Bylaws, section 7.4 Driveways, page 15:

Accessible driveways are a key factor in allowing fire and emergency personnel access to the scene of an emergency. Slope, width, surface, turnouts, turnarounds, clear heights and curves play a role in determining accessibility.

2. No driveway **should** exceed an average grade of **15%** within any 50 foot section. The approach area within 20 feet of the road right-of-way should not exceed 3% grade

Judy stated that the word "Should" was inserted to suggest the recommendation and mainly for emergency vehicle access. Arlington had wanted 9%.

Alan Hess, Property owner-stated that he would like the word "recommend" substituted for "should"

Jean Eisenhart suggested changing the wording in 7.4, 2. To: "It is recommended that No driveway exceed an average grade of 15%"

Alan Hess agreed

Judy stated that it still needs to be accessible to emergency vehicles.

A motion was made to insert "It is recommended that No driveway exceed an average grade of 15%" in 7.4 Driveways #2- by Judy and Seconded by Suzy-approved unanimously.

Alan Hess referred to 7.3 Protection of Streams and Drainage ways: 1.

Clarified the deletion of the last sentence: Deleted to the minimum amount of land development necessary for the installation or replacement of a residential well or sewage disposal system.

Alan Hess recommended the insertion of the word continuous in both of the following sections in lieu of Dusk to dawn:

4.4 Specific Standards for Conditional Uses in the RR District:

a. Lighting—Dusk to dawn lighting is not permitted

5.4 Specific Standards for Conditional Uses in the F1 District:

a. Lighting- Dusk to dawn lighting is not permitted

A motion was made to insert the word continuous in both section 4.4, a & 5.4 a was made by Colleen and seconded by Judy, unanimously approved.

Alan Hess questioned the maps included in the Bylaws. He was advised that they are the same as those in the Town Plan.

Jim Henderson stated that the Land Use Plan map 8, on page 29 was updated with more of the data available and made more accurate. The intent of the map (define zoning districts) did not change.

Tom thanked the Board and recommended the Bylaws be submitted to the Select Board with recommended changes

Flood Hazard Regulations:

Jim stated that the new maps have not been adopted in this region

Judy stated that the Select Board on the recommendation from the Zoning Board approved joining the NFIP

Alan Hess asked how many houses are in the flood plain

Jim said he will find out the number of structures in the flood plain with addresses

It was recommended that a letter be sent to residents in the flood plain to let them know that they will be able to purchase flood insurance.

It was recommended that the Flood Hazard Regulations should be included in the Zoning Bylaws under Special Regulations instead of standalone regulations.

A motion to insert the Flood Hazard Regulations under Section 7-Special Regulations was made by Judy and seconded by Colleen, unanimously approved. Judy will add.

The Flood Hazard Regulation will be passed on to the Select Board for review and hearing.

A motion was made to close the hearing by Judy and seconded by Lisa, approved unanimously.

A motion was made to adjourn by Judy and seconded by Lisa, approved unanimously.

Adjourned 7:37pm

Respectfully submitted by

Colleen Scholz