

Town of Burke
Planning Commission; Minutes
November 10, 2011

Present: Al Duey, Chris Hibshman, Dave Ormiston, Candace Dane, Carlos Bean, Glen Holderby (ZA) and Tamara Colten Stevens (DRB clerk).

The meeting was called to order at 6:02pm. A quorum was established. There were no visitors or interested parties present.

Zoning Administrator Update

Glen did not have much to report; mostly decks and a storage shed here or there.

Old Business

Carlos brought a question to the board regarding subdivision regulations and his confusion surrounding conservation areas. The example he shared was for his property; a piece with a swamp on one side and a stream on the other. He suggested that he would not be able to subdivide on his property due to the conservation areas.

It was suggested that the town should attempt to prevent a lot line going through a conservation area, though Candace thought that a wetland or river would provide perfect as boundary lines. Discussion ensued regarding continuous tracks of land. Al's opinion is that this is a huge issue for the town and Burke and how we resultantly move forward. Al believes that this is probably something that 2/3 of the town would have (additional performance standards) and it must be something the town will get behind - not have jammed down their throats.

There is still a lot of time and work to do. Dave thinks there is a good and a bad side to all of it, and that more discussion is needed. The ZA should give it thought as well, as there would be a lot more to manage and implement than what is present and in place today. The Board agreed that small steps should be taken to education of the community. No one is pushing anyone.

Carlos thinks this will be a nightmare for the DRB if these new conservation areas are accepted and followed. He thought this will make the process much more difficult, not easier.

What are the areas that we should be concerned with? Wetlands have been covered, steep slopes, lakes etc. What do we need to consider adding or deleting?

What are the special considerations for these things? One way to approach this is by getting a big map and pens and make changes on the map.

Carlos brought up the issue of parking lots in town. No suggested language or parking lot definition has been received from NVDA as requested. The Board believes that a parking lot as the principle use on a lot is a conditional use that must be reviewed with the DRB. Dave thinks that traffic needs to be considered for a lot with a permitted use already and should be handled by the Selectboard in regards to a permitted curb cut.

A question regarding the October 13th PC minutes brought up discussion of PUDs and clustering. Dave was confused as to where they are with this and whether it had been resolved. The minutes were amended to correct the confusion.

New Business

Carlos suggested that Candace Dane be nominate as Vice Chair as replacement for Lynn Welch. Despite Candace's protests, Carlos made a motion for Candace as Vice Chair. Dave seconded the nomination. Candace did not feel she was qualified to do this and thought that Dave would be far better at running a meeting. (4 in favor/1 opposed). Candace accepted the nomination.

Al has applied for a Municipalities Planning Grant for Improved GIS capabilities.

If the Board has replacements in mind for Lynn Welch, they can share them with the Selectboard. Carlos feels that Carol Krochak would be a valuable addition.

The Board has decided to cancel their December meeting and resume their work on January 12, 2011. (Linda will need to warn this cancelation 15 days prior to the usually scheduled meeting).

Minutes Review

The minutes from the Board's October 13th meeting were reviewed and approved with amendments.

The meeting was closed at 6:50 pm.

Respectfully Submitted,

Tamara Colten Stevens: DRB Clerk
(on behalf of Linda Hackett-Corey)