

Vershire Planning Commission Minutes for June 9th, 2021

In attendance via “zoom”—Bill Baylis-Chair, Bob Perkins, Eleanor Zue, Nicole White-Fogarty, Debra Kingsbury-Sec’y, Sande French-Stockwell-Dev. Admin. Guest; Leslie Marmorale

Bill called the meeting to order at 7:05pm.

The agenda was reviewed and the minutes from 5/12/21 were approved.

Bill asked Leslie to share her sub-division request/changing the existing lots from 3 to 2 on her property on Taylor Valley road. She stated that Redstart Forestry was working on the Current Use revisions/map and withdrawal for the 4 acres required to be removed from CU on the newly created 10 acre piece. Sande inquired if the present driveway that serves both dwellings would remain the same and Leslie replied to the affirmative. The “911” addresses were also reviewed and there should be a separate address for each residential dwelling. Leslie added that Tom Otterman was working on the paperwork for the ANR to update the waste water permits as well. The Commission members reviewed the new survey Leslie presented and directed her to fill out the town sub-division application, submit with the required fee, and then Sande could process it. Full approval for the sub-division changes would only become effective after the required engineer signed survey Mylar was of record. Bob made the motion to approve the sub-division under the terms stated above. Nicole seconded and all were in favor. Leslie thanked the Commission and exited the meeting.

Old Business: town ordinance and policies information hand-out sheet discussed as never materialized previously. Sande and the commission all agreed it would be great information to be able to distribute at the Durgin site as questions often arise.

The fees for late filed permit applications were discussed; currently the building application is \$25 and once approved a \$15 recording fee. If the property owner(s) neglects to apply and obtain approval prior to construction, the late fee is \$250, and once approved, a \$15 recording fee. The Commission approved printing a notice card that the Development Administrator could mail out to property owners when new construction is observed to inform them they have not satisfied the building application requirement. The first notice would be color coded green, the second notice would be color coded yellow/gold if no reply after 30 days, and the third notice would have a red frame to identify it as the final notice with fees and action taken. Eleanor suggested that the third notice be by registered mail. Sande thought that was appropriate and all agreed. Bob inquired if there was a problem with property owners not acquiring permits. It was noted that on occasion both the Dev. Admin and the Listers locate structures built with no applications from the property owner(s) or their contractor. It is important for applicants to understand that set-backs need to be adhered to for any size and type of structures or additions including decks, porches, carports and sheds.

Wording for the post cards will be reviewed at the July 14th meeting and how many of each color needs to be printed up. The question arose as to if the Asst. Town Clerk could assist with printing up the postcards at the town office versus taking them to a print shop.

Sande informed the Commission that she had received a sketch/request for a variance to the set-back regulations from the property owner at 2821 VCR. It was agreed that the Commission should do a site visit to interact with the property owner and determine the need. Sande will contact S. Lupien and see if Tuesday June 22nd at 3pm is an agreeable time for the visit.

New Business: Nicole shared that the Selectboard had approved the newly formed 7 member Town Center Building Committee and that she, Nicole, could be the liaison from the TCB committee to keep the PC up to date as to any concerns or needs at the town site.

Bob asked how meetings would be held come July. Eleanor and the other members all noted that they liked the idea of not having to drive and attend the meetings from home, especially in bad weather. It was agreed to re-evaluate the state (after Covid-19 restrictions) meeting guidelines.

Meeting adjourned at 7:55pm.