

Vershire Planning Commission minutes for 7/14/2021. In attendance: Bill Baylis-Chair, Bob Perkins, Eleanor Zue, Nicole White-Fogarty and Debra Kingsbury-Sec'y

Baylis called the meeting to order at 7:03pm. The agenda was reviewed.

Minutes for 6/9 were reviewed and approved. Minutes for the site visit to 2821 VCR on 6/22 were discussed. White-Fogarty shared that she had researched the regulations for agricultural exemption requests and how they impact, or not, town ordinances. Baylis stated that any variance request is usually based on extreme hardship of not being able to comply with the town regulations. The Commission agreed that the process for a variance request starts with a full permit application, with the fee submitted, and if denied, the property owner may then request a variance. Zue added that a map/plot plan should accompany any building permit application. The Dev Admin was not present to share additional input but Kingsbury had asked if she had more info from the resident or from the VT Dept. of Agriculture prior to the meeting and did not. Several on the commission suggested the applicant might consider a movable produce cart for her harvest until the building permit issue could be resolved. Perkins expressed his concerns and was under a differing impression when he left the site. The Commission will reach out to the Dev. Admin for more information.

Perkins inquired about permits for outbuildings used for agricultural purposes, such as animal barns. It was noted that all buildings, additions (up/down, or outwards) require a permit and need to have the Dev. Admin visit to determine that the construction is within the setbacks noted in the Town Development Plan. Information sheets and postcards for the Development Administrator use were discussed and all present agreed that highlighting that agricultural buildings require permits and should be made clear that they are not exempt. The members also stated the application fees to accompany the initial application permit prior to construction and the late fee for a subsequent filing of the permit is in BOLD print on the information sheet and postcards for the Development Administrator and other town officials to distribute.

Baylis asked if there was any new business--White -Fogarty wanted to update the Commission about the Town Center Building Committee; they've decided to meet the first Monday of each month at 7pm. Zue states that the VerShare members hold their meeting that night. White-Fogarty will report back to the TCBC and suggest that they meet the 2nd Monday. White-Fogarty also stated that a load of wood chips had been delivered for the playground base and that a work day was being scheduled for 6/24 at 8am. White-Fogarty added that she and Kathy Hooke had interacted and discussed expanding the bread over pavilion toward the river so that it would have a lockable area for storage. White-Fogarty added that the TCBC is still compiling a maintenance list and working with the Recreational Committee as well. The question arose if an addition to the Bread Oven Pavilion would require a variance due to set back guidelines to waterfronts and that this may have to be discussed with the Selectboard. Perkins suggested that the septic system at the TCB be better marked and perhaps install permanent posts. It was also noted that pumping the septic every other year was needed for good maintenance practice.

Baylis asked for any other input. It was noted that the Commission offered to hold an emergency meeting should the Development Administrator require one for the request

at 2821 VCR if warranted. Everyone agreed that holding the meetings via "Zoom" was still preferred. Meeting adjourned at 7:59pm.