

Draft

**North Hero Planning Commission  
June 11, 2007 at 7:00 P.M.  
at North Hero Elementary School**

**In Attendance:**      **Planning Commission: John Lambert, Pete Johnson, Shauna Hauser, Jeanine Pratt, David Jacobs and Bobby Miller.  
Note: Richard Mitchell –absent – on holiday  
Secretary: Jo-Ann Tier**

**Final Hearing:**      **Application # 2007 – 40F, Tax Map # 11-2-26,  
Applicant: A. W. Harris    Owner: Carol and Ralph Clark  
for a two (2) lot subdivision on Abnaki Road.**

**Hearing was opening by Chair, John Lambert.  
John noted that no one was present representing  
Application # 2007 – 40F.  
Question was = Does the Board wish to hold off on this  
hearing?  
Shauna Hauser made a motion that the Commission  
proceed with the hearing and be done with it.. This motion  
was seconded by Jeanine Pratt.. hearing no further discussion..  
this motion was carried 6-0.**

**Chair John Lambert closed this Public Hearing at 7:05 P.M.**

**Discussion -  
It was agreed that the following would be communicated to  
Application # 2007 40F**

- . a deferral permit must be obtained**
- . do they have 2 acres to build on?**

**Jeanine Pratt made a motion for approval with conditions  
as discussed. This motion was seconded by Bobby Miller.  
hearing no further discussion.. this motion was carried 6-0.**

**Preliminary Hearing:    Application # 2007 – 59. Tax Map # 11-02.39.2  
for a lot merger/boundary line adjustment on Abnaki Road.**

**Monday, June 11, 2007**

**Discussion**

**Noted: =yellow line has to be moved maybe 2/3 of the way back**

**=has to have 2 acres**

**=smaller lot is non-conforming.**

**=John Lambert did try to reach Rod Hill – not available**

**=Shauna Hauser offered to visit to research what their intent is.**

**Approval of Minutes for Monday, May 14, 2007**

**Discussion**

**Noted –(1) page 1 under boundary line adjustment... word build able – no space between the word – should read buildable.**

**(2) page 2 – under old business word should appear as were and not was.**

**Pete Johnson made a motion that the minutes of May 14, 2007 with noted corrections be accepted as read. This motion was seconded by Shauna Hauser.. hearing no further discussion.. motion was carried 6-0.**

**Reports**

**No reports given this evening.**

**New Business**

**Election of officers**

**John noted that at the July meeting election of officers will take place.**

**Old Business**

**Village Designation**

**Was submitted and returned – too much land (would not take the fields)**

**Adjustments were made**

**The meeting scheduled for June was canceled and will be held in July.**

**Procedures**

John expressed his interest to have everyone meet with him at the Town Clerk's Office to review how an application comes in, etc. Date of Friday June 29<sup>th</sup> at 1:30 p.m. was set.

**Regional Plan**

John reported that the Regional Plan failed 30 people were in attendance. It has been re-done and to be re-submitted in July or August. Members will be encouraged to attend.

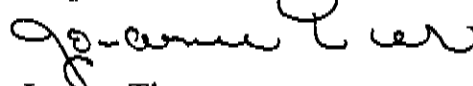
**Windmill**

Is it permitted? Height limitations were noted.... North Hero Zoning Bylaws.

**Adjourn**

Jeanine Pratt made a motion that the meeting be adjourned. This was seconded by Bobby Miller.. hearing no further discussion.. this motion was carried 6-0.

Respectfully Submitted,



Jo-Ann Tier

C: Copies of the minutes to the commission  
Town Clerk