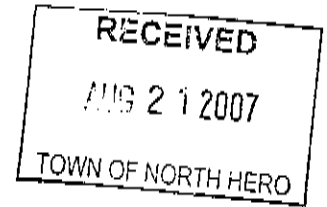


Draft

**North Hero Planning Commission Meeting
August 13, 2007 at 7:00 P.M.
at North Hero School**



**In Attendance: Planning Commission: John Lambert, Pete Johnson,
Jeanine Pratt, Shauna Hauser 7:04, Bobby Miller
and Richard Mitchell
Note: Absent – David Jacobs**

**Clerk: Jo-Ann Tier
Zoning Administrator: Jack Miller
Guest (names taken from the signatures on the
Guest List) David Bray, Stan and Nancy Wood
and Martha Hornbostel**

Final Hearing for Application # 2007-59F Tax Map # 11-02-39.2.

**Applicant: Stanley and Nancy Wood for a 2 lot subdivision on
Abnaki Road**

**This Public Hearing was opened by Chair John Lambert at 7:01 P.M,
for application # 2007-59F – final
Final drawings were presented for review and discussed.
Chair asked Mr. Wood if there was anything he wanted to add. Ans. no.
No questions from the Board.
Mr. Wood reminded a Mylar has to be filed with the Town
Hearing was closed at 7:05 P.M. by John Lambert. Mr. Lambert
asked for a motion for approval.
Pete Johnson made a motion that application #2007-59F be approved.
This motion was seconded by Bobby Miller... hearing no further discussion
this motion was carried 6 – 0.**

Preliminary Hearing for Application # 2007-12 PAA

**Applicant: L. David Lawrence and Yolanda Lawrence for
a three (3) lot subdivision on Butler Island**

**John Lambert briefly reviewed that this is a three (3) lot subdivision.
This will be a conditional use. September 10, 2007 has been the selected
date for a hearing with the Planning Commission and Board of Adjustment.
Explained to Mr. Bray was the function of the Board of Adjustment –they
handle conditional use and the Planning Commission deals with the site plan.
Map was reviewed...**

Note: David Bray, in attendance, representing application number 2007-12PAA.

Discussion.....

- .. septic system. David shared the “wilderness rule” with the Board. Board not familiar with this....**
- .. Jack Miller suggested to David Bray that he be in touch with the State to see what exactly has to be done for waste water permit.**

Richard Mitchell made a motion that a hearing be scheduled for September 10th. This motion was seconded by Pete Johnson... hearing no further this motion was carried 6 – 0.

David Bray asked for an explanation for “conditional use” John Lambert reviewed the responsibilities for both the Planning Commission and Board of Adjustment.

David asked how does one make a suggestion for a change in the North Hero Bylaws.... procedure reviewed by John Lambert.

David Bray will inform John Lambert if he is not ready for September 10th.

New Business Discussion with Joel Hornbostel and Jackie Blow

**Jackie Blow (Delormier-Blow Jacqueline M) 11-01-25
(US Route # 2)**

**Jackie Blow was in attendance.... with Andrea Champagne
A rough draft was shared and discussed.**

- Town has property in at 5.9 acres**
- would like to keep 2 acres for herself keeping 25 feet access on lakeside for herself**
- would eventually like to re-build her home with more of a set-back from the road**
- stream was pointed out**
- access to Route # 2 was discussed... driveway will have to be a shared driveway..**
- perk testing has been done**
- waste water system discussed and its location**
- land to be checked for wetlands as part of the process**
- etc.....**

Letter from Joel Hornbostel

Martha Hornbostel shared the following with the Board in reference to property on Savage Point –

- right-of-way not registered
- easement concerns
- waterline crossings on other properties
- number of buildings on adjacent land
- etc.

Board felt her concerns should be address with private council as it appears some of her concerns are a civil issue.

Martha questioned who should she go to with questions about various Boards that she should go to... Ans. the North Hero Town Clerk is the one she should consult with.

Minutes of July meeting for approval

Jeanine Pratt made a motion to accept the minutes of July 09, 2007 as read.. this motion was seconded by Shauna Hauser...hearing no further discussion.. motion was carried 6-0.

Reports

Zoning Administrator

Jack Miller distributed an update report for permits given. It was suggested by the Commission that in addition to the map tax number to please have a column whereby the address appears.

Jack was thanked by Chair for report distributed.

Jeannine Pratt made a motion to accept the report given by the Zoning Administrator. .. this seconded by Richard Mitchell... hearing no further discussion.. motion was carried 6-0.

School Board

Jack Miller reported that the School Board is acting inappropriately. Chair has been notified by Jack Miller that they need to get PUD application for a conditional use.

They have moved a part of the GISU Office into this building.

Jack indicated he has no problem with the GISU Office coming into this facility. They need to follow the same procedure as others and get the proper permits.

If the School Board does not apply for a permit they will be cited for a violation.

Old Business

Letter to John Lambert (Findley Subdivision)

Letter from Joseph Bauer, Esq was read by John Lambert
John reviewed wetlands... discussion.

It was noted at this meeting that on this property in discussion...
it was part of the original sale that 10 acres would be held out
for agricultural. (Martha Hornbostel).

Board agreed that this being a deed question.....

Note: copy of said letter attached to the minutes.

Letter to Zoning Administrator

Letter to Jack Miller, Zoning Administrator from John Lambert, Chair
North Hero Planning Commission was distributed for Commission
review.

Board agreed not to go into Executive Session.

This letter to go to Jack with a copy to the Board of Select and Chip Porter.
Shauner Hauser made a motion that the letter be signed by John
Lambert and given to Jack Miller.. this motion was seconded by
Richard Mitchell.. hearing no further discussion... motion was
carried 6-0.

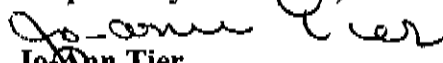
Executive Session

Not needed at this meeting.

Adjourn

Pete Johnson made a motion to adjourn this meeting. This was
seconded by Richard Mitchell.... Hearing no further discussion..
this motion was carried 6-0.

Respectfully Submitted,


Johann Tier

C: Commission
Town Clerk
File