

Ruth

DRAFT

**North Hero Planning Commission and Board of Adjustment Meeting  
North Hero Elementary School Gym  
September 10, 2007 at 7:00 P.M.**

**In Attendance: Planning Commission: John Lambert, Shauna Hauser, Jeanine Pratt, Bobby Miller, and David Jacobs  
Absent: Pete Johnson and Richard Mitchell  
Clerk: Jo-Ann Tier  
Board Of Adjustment: Chip Porter, Bart Wilcox, Mary Jane Healey, Alison Rogers, and Ed Norris  
Guest: Signed Guest List: Corliss Blakely, Barry Hickok, Debra Westover, Stephen Payne, David Bray, Nancy Kirby, Marg Hayes, Corliss Pratt, Liza Bray, Jim Hillis, M. A. Hayes and Joanna Hayes**

**Meeting was called to order for the Planning Commission at 7:00 P.M.**

**Chair John Lambert reviewed with the Commission the letter he received from the Board of Select in reference to the newly established DRB for the Town of North Hero. Said letter references the procedures that will follow with noted dates.**

**Distributed was a copy of the Mission/Duties for the North Hero Planning Commission once the DRB is in effect on October 01, 2007.**

**At 7:10 P.M. the Public Hearing was opened by John Lambert and then Chip Porter.**

**Letters from the following were photo copied and verbally reviewed by John Lambert:**

- August 23, 2007 letter from Debi Westover
- August 29, 2007 letter to Debi Westover from John Lambert
- September 05, 2007 letter from Debi Westover
- September 03, 2007 letter from Gordon Lysle

**Also read by Mr. Lambert was the following "if you would like to preserve the Character of Butler Island that we have been privileged to experience please take a stand to block subdivision" This was sign by 30 people. Names do not appear in these minutes as some are very difficult to read.**

**At 7:10 P.M. PUBLIC HEARING: Application # 2007-121 PUD Tax Map # 08.00.49.14 Application/Owner L. Davis and Yolanda Lawrence for a three (3) lot**

**subdivision on Butler Island was opened by John Lambert, Chair -Planning Commission and Chip Porter, Chair Board of Adjustment**

**Those wishing to establish party status were asked to do so that they could be sworn in by Chair, Chip Porter of the Board of Adjustment.**

**The following were sworn in by Chip Porter: Debi Westover, David Bray, Barry Hickok and Stephen Payne:**

**Testimonies consisted of concerns for:**

- .. wetland review**
- .. wildlife**
- .. character of the area**
- .. if subdivision is approved – more will follow**
- .. waste water... what will happen when one decides to change from a seasonal to a longer period of time..**
- ... right-of-way around the Island**

**Question was raised if the right-of-way referenced appears on deeds. Ans. by Mr. Hickok – no.**

**David Bray distributed copies of “Environmental Projection Rules.. Chapter I Wastewater System and Potable Water Supply Rules ... effective August 16, 2002. On page 42 reference was made to “Exemptions for Single Family Residences on their own Individual Lots and Unimproved Lots”. Also page 45..Number 8.. Primitive camps.....**

**The Planning Commission agreed that John Lambert should send a letter along to John Austin Fish and Wildlife for an assessment of the potential impact of development on Butler Island in North Hero with the understanding that any studies are not directed at a specific development but growth in general on the Island.**

**Following the testimonies given Chair, Chip Porter deliberated with the Board on the following areas:**

- Finds of Facts**
- General Findings**
- Specific Findings**

**Following this deliberation the Board of Adjustment accepted the report by Chip Porter. Chip shared with the Board he will now put a draft copy together with copies being sent to all Board of Adjustment and Planning Commission members for review and input.**

**The Planning Commission and the Board of Adjustment recessed this hearing until December 10, 2007.**

**It was noted that the Board of Adjustment will be having their regular meeting on September 13, 2007.**

**PUBLIC HEARING Application 2007 – 125 PA Tax Map # 11.01.25,  
Applicant/Owner: Jackie Delormier Blow. Agent: Andrew Champagne for a two (2)  
lot subdivision at 2042 US Route # 2 North Hero was opened by Chair John  
Lambert.**

**Jeanine Pratt made a motion seconded by Shauna Hauser the this hearing be recessed.. hearing no further discussion this motion was carried.**

**APPROVAL OF MINUTES FOR AUGUST 13, 2007**

**Not referenced for acceptance this evening**

**REPORTS**

- **Zoning Administrator  
Report not given this evening**

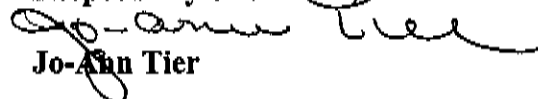
**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURN**

**Bobby Miller made a motion for adjournment. This was seconded by David Jacobs... hearing no further discussion.. this motion was carried.**

**Respectfully Submitted,**

  
**Jo-Ann Tier**

**C: Planning Commission  
Board of Adjustment  
Town Clerk Ruth Miller  
Cheryl Vantine, Board of Adjustment Clerk**