

**AGENDA**  
**North Hero Planning Commission**  
**May 14, 2007**  
**North Hero Elementary School**  
**7:00 P.M.**

- 1. Boundary line adjustment Clark Property on Abnaki Road**
- 2. Design review - North Hero House owner Walter Blasberg to erect a shed**
- 3. Minutes of April Meeting**
- 4. Reports**
- 5. Discussion Village Center Application**
- 6. Old Business**
- 7. New Business**
- 8. Adjourn**

**North Hero Planning Commission Meeting  
Monday, May 14, 2007  
at North Hero Elementary School 7:00 P.M.**

**In attendance: Planning Commission = John Lambert, Pete Johnson, Shauna Hauser, Jeanine Pratt, David Jacobs, Bobby Miller, and Richard Mitchell**

<b>Secretary:</b>	<b>Jo-Ann Tier</b>
<b>Zoning Administrator</b>	<b>Jack Miller</b>
<b>Guest</b>	<b>Terry Harris a. 7:06 P.M. l 7:20 P.M.</b>

**Meeting opened at 7:00 P.M. by Chair John Lambert**

**David Jacobs was welcomed to the North Hero Planning Commission by Chair John Lambert.**

**Boundary line adjustment Clark Property on Abnaki Road**

**This is a preliminary discussion.... one problem being that it is all in the Shoreland District and three houses are on the lower lot with nothing on the upper lot but a three (3) acre density. Question was raised about the wetlands... noted that they have 265 feet on the road.. the north lot has a five (5) acre parcel.. how much of the five acres are under water is a question.**

**If a subdivision will take place where is the wastewater. Notation was made that this is the old Blair property and previous maps have been reviewed.**

**Discussion continued.... The following was noted to be a part of a letter sent to Mr. Harris.**

- **Final hearing will be for Monday, June 11, 2007 if the final paper plats are in the Town Clerk's Office two (2) weeks prior to the hearing.**
- **The check list on the back of the application form needs to be completed.**
- **A list of the abutting property owners needs to be supplied.**
- **The wetlands must be identified on the plat and either two (2) acres of non-wetland area must exist on the retained lot or no building will be allowed on the lot.**
- **102 ft. lake level must be shown.**
- **District to be shown**
- **Question = is there two (2) acres of build able land above that level?**

**When material is received it will be reviewed prior to any formal hearing.**

**Mr. Harris arrived at 7:06 P.M. and reviewed the past history along with reviewing request for boundary lines, boundary adjustment, sub-divisions. The long term intentions of the owners is still in question.**

**Monday, May 14, 2007**

**It was noted that the State has looked at this property because of the wetland involved and they will continue to.**

**Design review - North Hero House –owner Walter Blasberg to erect a shed**

**A map ( on pink paper) for the North Hero House which is a design review.. the shed indication was noted.**

**Richard Mitchell made a motion to approve the shed. This motion was seconded by Pete Johnson.. hearing no further discussion... this motion was carried.**

**Note: map attached to the minutes of those who did not receive a copy.**

**Minutes of April Meeting**

**Deferred for acceptance until the June meeting.**

**Reports**

**A Zoning Report – for April 2007 – was distributed from the Zoning Administrator.**

**Note: copy of said report is attached to copies of the minutes for those who did not receive one at the meeting.**

**Discussion Village Center Application**

**Referenced was the narrative in their packet from the Planning Commission on the Village District designation. Chair asked that everyone look it over and if they had any input to please call me. Presentation will be made to the Selectboard on May 21, 2007. Chair John Lambert will be in attendance at this meeting and the Historical Society will have their representatives at this meeting... and then... on to Montpelier.**

**Old Business**

**Tax Map # 11-01-09.11... Mylar to match what is in the ground and set-backs from the waste water fields was noted as concerns for building permits being approved.**

**Jack noted that the (State) discussion is still in the process for the changing of the waste water rules.**

**Information will be shared as it is received by Jack.**

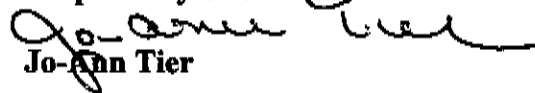
**New Business**

**No new business noted at this time.**

**Adjourn**

**Pete Johnson made a motion to adjourn the meeting... this was seconded by Jeanine Pratt. Hearing no further discussion.. this motion was carried.**

**Respectfully Submitted,**

  
Jo-Ann Tier

**C: Planning Commission: Jack Lambert, David Jacobs, Shauna Hauser, Bobby Miller, Jeanine Pratt, Richard Mitchell, and Pete Johnson.**

**Town Clerk**

**File**