

Duxbury Planning Commission

Meeting Minutes November 13, 2014

Members present: Erica Campbell, Trevor Cole, Kim Greenwood, Brian T. Fitzgerald

Others present: Gail Barrows, Enid Rosenblum, Kate Wanner, Alan Quackenbush

The meeting was called to order at 6:33 p.m. by Brian Fitzgerald.

Agenda Changes: Add discussion of wetlands permit application, budget request and changes in Planning Commission membership, drop community rating system

Minutes: On motion by Kim/Erica, the minutes of the October 16, 2014 meeting were approved as written.

Dowsville Conservation Project: Kate provided an update on the status of this project. Funding is awaiting action by Congress, which may take place in January. The Trust for Public Land hopes to close on the property in the summer or fall of 2015. There will be a meeting with the Dept. of Forests, Parks and Recreation (FPR) and recreational user groups in December or January. The Planning Commission will be invited to attend. The state will prepare an addendum to the Camels Hump State Park Management Plan for the new property.

The question before the Planning Commission is construction of a gate on the lower end of the Vigilante Road, a town trail. In an earlier case, the Selectboard authorized a locked gate on a town trail through a vote at a regular board meeting, following a request from the Duxbury Land Trust, so it is likely to follow a similar procedure in this case.

The gate would be constructed on private land and maintained at no cost to the town. The main purpose is to restrict motorized use of the Vigilante Road during the snow-free months of the year. The gate would be open for snowmobiling in the winter. Non-motorized use of the road, including mountain biking would not be restricted. The gate would prevent people from driving up the road, which is maintained by the adjoining property owners, to gain access to the state lands. It would also reduce the likelihood of break-ins and parties at the Vigilante House and adjacent property. Installation of the gate is supported by the state and affected private property owners. Signs will be installed to alert people coming from both directions that there is a gate ahead.

Following discussion, the Planning Commission endorsed the proposal. Kate is going to gather some additional information. She will work with the Planning Commission to put together a proposal for consideration by the Selectboard at its January meeting.

Logue Camp Property: Brian described the property and the options that are on the table: transfer management from Buildings and General Services to FPR or transfer ownership to the town. Following discussion, it was decided that Brian will explore with FPR staff the concept of developing 5-10 units of affordable housing at the site of the former camp.

Wetlands Permit Notice: Kim noted that a wetlands permit application has been put on public notice by ANR. The application is requesting approval for the construction of a driveway that will impact 997 square feet of Class II wetland and 8,747 square feet of buffer zone. The application indicates that the location of the driveway is constrained by the terrain. The Commission took no action, i.e., it will not file comments.

Harwood Stormwater Project: Brian related that he had been contacted by the Friends of the Mad River, which was seeking support for a grant proposal to undertake a project to plan and implement stormwater management improvements at the high school. Brian discussed the project with Kim, who is an expert in this area. Given the approximately 8 acres of impervious surface at the school, the close proximity to a stream, and the lack of effective stormwater controls, Kim and Brian felt this project has merit. The grant deadline was November 10, and Brian provided a timely letter of support. No town funds will be needed, and Kim has agreed to represent the town on a stakeholder committee if the project moves forward.

VELCO Radio Facility: Brian reported that the town had received a copy of an application from Vermont Electric Power Co. to the Public Service Board. The project is to install a wireless antenna on the recently-constructed Verizon cell tower south of River Road. All of the infrastructure would be within the existing footprint. All agreed this is a minor change and that there is no need to comment.

Town Plan Update: The RPC Plan Review Committee will review the plan on December 4, and the plan will go before the commissioners for approval on December 9. Kim will represent the Planning Commission at both meetings.

Budget: Brian requested that the Selectboard include \$4,000 in the 2015 budget for the Planning Commission. The money would be used as match for a state planning grant to hire a consultant to assist with revising the zoning regulations. The board agreed to include that amount in the budget that will be voted on at town meeting.

Coming Changes: Kim and Trevor noted that they both plan to resign their positions on the Planning Commission, effective January 1. At about the same time, Erica will begin a 6-month stay in Sri Lanka with her family. Current members will reach out to potential candidates to fill the vacancies.

Next Meeting: December 11, 2014 at 6:30 p.m. in the town garage meeting room.

The meeting adjourned at 8:02 p.m.

Minutes by B.T. Fitzgerald