

Townshend Planning Commission
May 24, 2006

Commissioners present: Art Monette, Tiz Garfield, Dale Thiel, Tom Lyman, Sue LeCours, John Evans

Citizens present: Kurt Tietz, Amon & Marcia DeWitt, Deb Whitney
Valley cares representatives: Bill Jewel, Bob Crego

Meeting came to order at 7:20 PM

Mail

WRC questionnaire for our advice and suggestions on future programs and projects.

ANR receipt of application from Yancey, 22 Riverdale Rd to amend prior permit to change from restaurant to Inn

VT Wastewater permit for Yancey 22 Riverdale Rd to convert a previously approved Inn/restaurant to an apartment building with 3 units totaling 12 bedrooms.

ANR Interagency Act 250 review committee, Entry of Appearance and comments regarding Valley Cares Inc.

VT Natural Resources board, District II Re: Valley Cares, Inc. Recess Items Needed

VT Department of Housing and Community Affairs to representatives of VT Designated Village Centers announcing a 2 day retreat June 19 –20 re: Village Center revitalization.

ANR Project Review Sheet Willson property located on intersection of RT 30 and Plumb Rd subdividing 5.3 acres into 5 lots approved for single family 4 bedroom residents, no Act 250 required.

Valley Cares Inc.

Monette made introductions and turned the meeting over to Bill Jewel and Bob Crego of Valley Cares Inc. Jewel and Crego came tonight to address concerns regarding aesthetics. Jewel gave a brief presentation of the landscape sketches and opened the floor to questions, much of the discussion centered around the trees that will be removed and those that will be added to try and screen the project. Also discussed were concerns regarding lighting and septic, Valley Cares answered many of the concerns stating that all else will be handled in the response to District II.

Crego and Jewel left the meeting at 8:20 PM

Neighboring citizens remained and discussed the septic concern. Valley Cares may be forced to move the planned septic area approximately 150 feet back from where originally designed, this may remove the planned replacement area. Residents are concerned that this project may use the shared school septic as a replacement alternative. If this were to happen, would permission be needed? Who would grant such permission? The PC assured the residents that we will bring this matter before the Select Board. Neighboring citizens left the meeting at 8:40, Evans also excused himself at that time. Later in the meeting it was decided that Garfield will write an email to the SB describing our concern of the septic issue with Valley Cares, she will distribute this to PC members prior to sending it to the SB.

Mail continued

WRC meeting notice for May 30, 2006

WRC Newsbriefs May 2006

VT Historic Preservation Conference June 9, 2006 St. Albans

Lincoln Institute of Land Policy offer of a Citizen Planners Resource Kit.

Planning Commissioners Journal

Minutes of May 10, 2006 were read, Thiel made a motion to accept, Garfield suggested a change in first paragraph reading that the BC will bring general plans to the PC and we will need to put it out to bid **depending on dollar amount**, Lyman suggested a change in paragraph two on page 2 adding the words **so many** after the word element and changing the sentence “ What will be the burden on town services”? to **And the burden on future town services.** Lyman seconded the motion to accept the minutes as changed, the minutes were unanimously accepted as changed.

Committees

Building Committee Monette recently read the SB minutes and felt they sounded like Anita Bean of the BC brought BC plans before the SB and the SB gave her directives regarding the plans. Monette asked Lyman to read the SB minutes and ask at the next BC meeting what the circumstances were.

Lyman reported that the BC did meet on Monday and they are looking at plans to add on to the back of the building, Lyman talked with Amon DeWitt about the location of the septic and if it would prohibit a driveway around the town hall, DeWitt did not believe that it would. The BC will look at the deed and the survey of the town hall and continue to work on new plans.

New Business

Lyman did some investigating into the cell tower in Grafton, he found that the Foundation put up \$82,000 for the tower and it will take years before they will make it back. Lyman then called Verizon and talked with the cell tower locator who said the RT 30 corridor was not much of a priority for them.

LeCours made a motion to adjourn, Thiel was second, unanimous agreement brought the meeting to a close at 9:10 PM.

Next meeting will be June 14, 2006 at 7:15 PM at town hall.

Respectfully submitted,
Sue LeCours, clerk