

**TOWN OF WATERFORD
PLANNING COMMISSION
MEETING DATED JUNE 18, 2014
MINUTES**

MEMBERS PRESENT: Bill Dimick, Howard Remick, Bob duMaire

MEMBERS ABSENT: Tom Robinson, Mike Barrett, Tom Villeneuve,
John Gillott

NONMEMBERS PRESENT: Bruce and Deb Hazen, Gary Allard, Andrea
Lott, Lou Brach, and Secretary, Carol Priest

The meeting was brought to order at 7:00 P.M. by Bill.

Due to an insufficient number of members present to establish a quorum, the board held an informal discussion and information session.

Waterford residents Bruce and Deb Hazen were present to discuss with the board a question they had regarding zoning permits and water/septic regulations. They reported that an adjoining landowner, Steve Jablonski, received a permit for adding an in-law apartment, consisting of two bedrooms, and is anticipating adding two more bedrooms to accommodate family members. The Hazens' concern is the proximity of the neighbor's septic system, which is 125 feet from the Hazen spring water supply. Mr. Hazen was advised by a representative from the ANR that no notification had been received from the neighbor regarding the addition of bedrooms, which is a state requirement. Town health officer Andrea Lott stated that she is unable to enter the premises of the landowner unless a health hazard, i.e., septic failure, occurs. Mr. Hazen expressed his concern that as part of the process of the town administrative officer issuing a permit for an 'in-law' apartment, there should be a verification done to determine the number of bedrooms being added. He stated that the representative, Steve Rebillard, with whom he spoke, will be issuing a notice of violation to the homeowner. Andrea stated that there was a notice of violation issued by the former A.O. Gib Trenholme in April regarding the in-law permit, but that it is a separate issue from the water/septic issue. Bill agreed to contact Mr. Rebillard to follow up on what the state is doing. Gary indicated his question about what the town's responsibility is in a situation such as this. Howard is a Lister for the town and stated that the number of bedrooms can be verified in the town office records, located in the vault. He will check on this during town office business hours.

Chairman of the Select board Gary Allard was present to follow up on a concern he has about the recent DRB decisions, which overturned two notices of violation issued by the former A.O. He was concerned that the appeal fee(s) set by the PC could not be rescinded by the DRB in its decision(s). There was discussion of the appeal fee not being clearly stated on the zoning permit or appearing on the fee schedule utilized by the town. Bill suggested adding the word "Appeal" next to the "Zoning Variance/Conditional Use" section, thus clarifying the fee in the future. Gary will notify the DRB Chairman in writing to address his concerns regarding these issues and will

discuss the addition of the word 'appeal' at the next meeting of the Select board in July. He also stated that the current A.O. will be leaving the position within the next few weeks and that one name has been suggested as a replacement. The individual, Chris Brimmer, is a part-time zoning officer in the town of Fairlee and resides in Ryegate. Gary will send contact information to Bill, who will set up an interview, possibly within the next two or three weeks. Howard requested that a special PC meeting be held to conduct the interview. If one is scheduled, Bill will contact the secretary, who will notify board members.

Lou Brach noted that two area schools, St. Johnsbury Academy and LSC, have media classes that could produce short videos highlighting features of the town. He has seen similar videos in another state, which served as informal 'advertising/promotion' for other communities.

The meeting adjourned at 8:15 P.M.

Respectfully submitted,

Carol Priest, Secretary

Approved: