Town of Corinth

Planning Commission Meeting

Minutes: January 20, 2022

Members in attendance: Kerry DeWolfe (Chair), Russ Pazdro, Anne Margolis

Others in attendance: George DeNagy, Gyury DeNagy

The meeting was called to order at 7:07

Changes to the Agenda: NONE

Approval of Minutes: Due to the lack of a quorum, consideration of the Minutes from the December meeting was continued to the February meeting.

Informational Meeting: George DeNagy explained the pending subdivision application. The PC advised that as George is not the owner of the parcel at issue, the owner will need to sign the application. A Public Hearing on the application was set for the next PC meeting, February 10, 2022fas

After the Informational Meeting the Planning Commission discussed future projects.

Public Comments: NONE

New Business: NONE

Old Business: NONE

The meeting was adjourned at 8:10.

Town of Corinth

Planning Commission Meeting

Unapproved Minutes -February 10, 2022

Members in attendance: Kerry DeWolfe (Chair), Dick Kelly, Russ Pazdro, Anne Margolis

Others in attendance: George DeNagy and Gary Thurston

The meeting was called to order at 7:05

Changes to the Agenda: Add old Business discussion

Approval of Minutes from: Minutes from the December 2, 2021 Meeting and the January 20, 2022 meetings were reviewed. DK moved to accept the December minutes. RP seconded. The motion passed unanimously. AM moved accept the minutes from the January 20, 2022 meeting. RP seconded. The motion passed unanimously.

A Public Hearing Meeting in reference to the DeNagy Hearing: Public Notices were posted published, and mailed to abutting landowners as required by rule.

George DeNagy submitted a copy of the Subdivision Application signed by the landowner Joe Holland. DeNagy also submitted a survey of the proposed subdivion, Exhibit 1; a copy of the VT Agency of Transportation access permit, Exhibit 2; and, a Wastewater System and Potable Water Supply permit issued by the Vermont Department of Environmental Conservation, Exhibit 3. DeNagy described the proposed use of the property as a log landing and site for milling wood with his portable sawmill.

Gary Thurston, an abutting landowner asked DeNagy some questions about his business activities and the property. He did not express any objections to the subdivision.

After the Public Hearing, the Planning Commission went into Executive Session.

RP moved to approve the subdivision plan with the condition per section 4.3 of the Town Subdivision Bylaws, that no development is allowed and an Amended

Application seeking permits to develop the lots must be filed and granted before any development can take place.

AM seconded the motion which passed unanimously. KD will draft the decision within the required timeframe.

Public Comments: NONE

New Business: NONE

Old Business: Recap of the Tilotson matter.

DK moved to adjourn the meeting at 7:55 p.m. AM seconded. The motion was passed unanimously.

Town of Corinth

Planning Commission Meeting

Unapproved Minutes -March 3, 2022

Members in attendance: Kerry DeWolfe (Chair), Dick Kelly, Russ Pazdro, Anne Margolis, Patty Rizzo

Others in attendance: George DeNagy

The meeting was called to order at 7:00

Changes to the Agenda: None

Approval of Minutes: Minutes from the February 10, 2022 meeting were reviewed. RP moved to accept the February minutes. DK seconded. The motion passed unanimously.

Old Business:

1. **Denagy Decision:** The Town Clerk brought it to the Chair's attention that the DeNagy application and consequently the PC decision of 2-24-22, contained the wrong parcel number. KD moved to Amend the Decision by hand correcting the parcel number on the Decision. Dk seconded the motion. The parcel number on the decision was changed to "007-07775."

2. **DeNagy Question**: Denagy asked for guidance as to how to amend the permit conditions resulting from the PC decision of 2-24-22. After consideration and review of the file, DeNagy was advised he would have to file an Application for a Major Subdivision. The PC decided that given the history, the requirement of an informational meeting would be waived. After receipt of a completed application the PC will generate a Notice of Hearing, arrange for publication in the Journal Opinion and, provide a copy of the notice to the Applicant. The Applicant will be responsible for sending the notice of hearing to the abutting landowners. The PC will advise the Administrative Officer of the revised procedure for this case.

New Business:

The PC discussed revising the subdivision forms. It was informally agreed that KD and PR would work on this project and present provisions revisions to all the members for consideration.

KD moved to adjourn the meeting at 7:35 p.m. RP seconded. The motion was passed unanimously.

The Next Planning Commission meeting will be held on April 7, 2022 at 7:00.

Submitted by:

Kerry DeWolfe

3-4-2022

Town of Corinth

Planning Commission Meeting

Unapproved Minutes -May 5, 2022

Members in attendance: Kerry DeWolfe (Chair), Dick Kelly, Russ Pazdro, Anne Margolis, Kenya Lazuli

Others in attendance: George deNagy

The meeting was called to order at 7:00

Changes to the Agenda: None

Approval of Minutes from: Minutes from the March 3, 2022 meeting were reviewed. AM moved to accept the December minutes. RP seconded. The motion passed unanimously.

Correspondence: None

A Public Hearing Meeting in reference to the DeNagy Hearing: Public Notices were posted and published as required by rule.

George deNagy submitted a letter from the present owner of the subject parcel, Joe Holland, confirming his consent to the subdivision. The letter was admitted and marked Exhibit 1. deNagy was required to send a notice of the hearing to the abutting landowners. He had been provided with a form confirming that he had sent the required notice and instructed to bring the signed form with him to the hearing. deNagy did not bring the form with him to the hearing, asserting that he had instead mailed it to the Town Clerk's office. No letter could be found in the Town office. deNagy stated under oath that he had in fact mailed the required Notice of Hearing to the list of abutters that he had previously filed in the first Application for Subdivision pertaining to this parcel. Exhibit 2. deNagy also submitted a map of the proposed subdivision which included hand drawn proposed improvements. Exhibit 4; deNagy described the proposed uses of the property as portable sawmill with a roof, a workshop and a single family residence.

RP moved to approve the subdivision plan with the condition that no construction commence on the residence prior the construction of septic and potable water systems conforming to all state law and regulations. DK seconded the motion

which passed unanimously. KD will draft the decision within the required timeframe.

New Business: The PC reviewed and discussed the revised subdivision application form that had been drafted by the subcommittee. All agreed on some further revisions and the matter will be reviewed again at the next meeting.

DK moved to adjourn the meeting at 7:55 p.m. KL seconded. The motion was passed unanimously.

Town of Corinth

Planning Commission Meeting

June 2, 2022

Members in attendance: Kerry DeWolfe (Chair), Dick Kelly, Russ Pazdro, Patty Rizzo, Anne Margolis

Others in attendance: None

The meeting was called to order at 7:00

Expenses: Kerry made a motion to permit her to withdraw $20 from the Planning Commission's account to cover expenditures such as paper, envelopes, and postage. Anne seconded the motion, which passed unanimously.

Changes to the Agenda: None. Dick proposed to discuss reorganization at the next meeting.

Approval of Minutes from: Minutes from the May 5, 2022, meeting were reviewed. Anne moved to accept the minutes. Dick seconded the motion, which passed unanimously.

DeNagy Subdivision Approval Amendment: Russ proposed to modify the condition in the permit that would require septic and potable water systems to be in place prior to construction. The condition would now read:

6. For all of the foregoing reasons, the PC **GRANTS** the Application with the following conditions: Construction of the single-family residence, cannot commence until the following conditions are met: 1) the State of Vermont has issued all applicable permits required by Environmental Protection Rules, Wastewater System and Potable Water Supply Rules, Chapter 1, §1-301, authorizing the construction of a wastewater system and a potable water system on the site; 2) copies of the permits, along with site plans, detail sheet and design certification, are submitted to the Planning Commission; 3) the wastewater system and potable water system are installed prior to any occupancy of the residence . The AO shall issue a MOMA consistent with this decision.

Kerry DeWolfe seconded the motion, which passed unanimously.

Subdivision Application Forms: Kerry circulated revised forms, which aim to provide greater clarity to applicants on process and requirements. Several additional, minor changes will be made before the forms are finalized.

Public Comments: NONE

New Business: NONE

Old Business: NONE

Dick moved to adjourn the meeting at 8:08 p.m. Patty seconded. The motion was passed unanimously.

Town of Corinth

Planning Commission Meeting

July 7, 2022

Members in attendance: Kerry DeWolfe (Chair), Dick Kelly, Russ Pazdro, Patty Rizzo, Anne Margolis

Others in attendance: Kevin Geiger

The meeting was called to order at 7:00

Changes to the Agenda: None.

Approval of Minutes from: Minutes from the June 2, 2022, meeting were reviewed. PR moved to accept the minutes. RP seconded the motion, which passed unanimously.

Correspondence: None

Election of Officers: PR moved Kerry DeWolfe for Chair; AM seconded the motion. The motion passed. KD moved Dick Kelley for Vice-Chair; PR seconded. The motion passed. KD moved Patty Rizzo for Secretary-Treasurer; RP seconded. The motion passed.

Planning Commission Officers 2022

Kerry DeWolfe	Chair
Dick Kelley	Vice-Chair
Patty Rizzo	Secretary-Treasurer

Meeting with Kevin Geiger: Kevin discussed various planning issues and strategies with the PC. He also provided an overview of planning actions in the surrounding communities. Kevin advised the PC of grant opportunities and support that TROC can provide in the area of planning. As a result of the discussion, the PC decided to review the Town Plan for direction and begin the process of seeking community input on planning initiatives. The PC will also review the Development Notification process currently in place to determine if any adjustments are needed.

Public Comments: NONE

New Business: DK advised that he is following the EPA Pike Hill Mine project and will apprise the PC of opportunities for collaboration.

Old Business: NONE

KD moved to adjourn the meeting at 8:37 p.m. PR seconded. The motion passed.

Town of Corinth

Planning Commission Meeting

August 4, 2022

Members in attendance: Kerry DeWolfe (Chair), Dick Kelly, Russ Pazdro, Patty Rizzo,

The meeting was called to order at 7:00

Changes to the Agenda: None.

Approval of Minutes from: Minutes from the July 7, 2002 meeting were reviewed. DK moved to accept the minutes. PR seconded the motion, which passed unanimously.

Correspondence: None

Old Business: Discussion of Development Notice. Research revealed that this Notice was never included in an ordinance. The collective recollection is that the Select Board created the requirement. The PC will draft a proposed ordinance on this for the Select Board to review. Goal is to complete this at the September meeting.

KC reported that Kevin Geiger informed her that grant applications have not been issued yet; for unknown reason they are late this year. Discussion of community outreach re potential development regulations. A list of topics was generated for final review at the September meeting.

KD moved to adjourn the meeting at 8:05 p.m. PR seconded. The motion passed.

Next meeting will be on September 1, 2022

Town of Corinth

Planning Commission Meeting

Minutes – November 10, 2022

Members in attendance: Kerry DeWolfe (Chair), Russ Padzro, Anne Margolis, Dick Kelly

Community Members in attendance: Elaine White, Charlie White, Barry Shaw

The meeting was called to order at 7:00

Changes to the Agenda: None.

Approval of Minutes from: Minutes of the October 6, 2022, meeting were reviewed. A motion to approve the minutes was made by RP and seconded by AM. The motion passed.

Correspondence: None

New Business: The White family's completed application for a Major Subdivision was reviewed. The Whites explained their plan to divide the existing two parcels, which total approximately 90 =/- acres, into four parcels. It was agreed that a public hearing will be held on December 1, 2022, to consider the application. The details of complying with the notice requirements of the Bylaws were discussed and agreed to a follows: 1) The PC will cause notice of the hearing to be published in the Journal Opinion; 2) The PC will provide the Whites with instructions for sending notice of the hearing to the abutters at the mailing addresses on record with the Town; and 3) the Whites will send the notices by regular mail on or before November 16, 2022.

Old Business: The Municipal Grant application was discussed. Email correspondence with Kevin Geiger was reviewed. The various possibilities for the scope of the grant were discussed.

DK moved: to authorize the Chair to work with Kevin Geiger of TROC to apply for a municipal grant providing for: 1) public outreach/input to gauge the support for common regulatory issues; and 2) drafting a proposed bylaw that is consistent with the sentiments of the community.

RP seconded the motion. The motion passed.

No action will be taken on the Community Survey developed at the previous meetings until the PC learns whether it will receive a grant.

Public Comment: None

The meeting was adjourned at 7:55 p.m.

Next meeting will be on DECEMBER 1, 2022

Town of Corinth

Planning Commission Meeting

September 1, 2022

Members in attendance: Kerry DeWolfe (Chair), Dick Kelly, Anne Margolis

The meeting was called to order at 7:10

Changes to the Agenda: DK proposed drafting and submitting a comment on the cleanup of the Smith Eureka and Union mines.

Approval of Minutes from: Minutes from the August 4, 2022, meeting were not able to be reviewed for lack of a quorum. Approval of the minutes will be taken up at the October meeting.

Correspondence: None

Old Business: The members present continued to work on the ordinance relating to the development notice and the community outreach materials pertaining to the potential development regulations.

On 9-1, Kevin Gieger informed the chair that he expected planning grants to be due at the end of the year and that "we" could start talking about the scope in October. This appears to be inconsistent with the info gleaned from the website. The chair will attempt to clarify this with Kevin before the next meeting.

New Business: Due to the lack of a quorum and the time constraint, comments being due the day, the PC was not able to consider this issue.

Public Comment: None

The meeting was adjourned at 8:25 p.m.

Next meeting will be on October 6, 2022

Town of Corinth

Planning Commission Meeting

October 6, 2022

Members in attendance: Kerry DeWolfe (Chair), Russ Padzro, Anne Margolis, Patty Rizzo

The meeting was called to order at 7:00

Changes to the Agenda: None. The agenda is prepared a week in advance of the scheduled meeting. Members with an issue they would like to have on the agenda, should, if possible, advise the Chair in time to get it on the published agenda. Any proposed changes to the published agenda will be taken up by motion at the meeting.

Approval of Minutes from: Minutes from the August 4, 2022, meeting were reviewed. A motion to approve the minutes was made by KD, and seconded by PR. The motion passed unanimously. The published unapproved minutes from September 1, 2022 were reviewed. There was no quorum on September 1, 2022 and there was a discussion of how to proceed. KD moved to rename the unapproved minutes, "Report of a Working Session." RP seconded the motion. The motion passed.

Correspondence: The PC received a survey from TROC. The Chair had already received and completed the survey electronically.

Old Business: A motion was made by RP to refer the proposed Development Notice ordinance to the Select Board for its consideration. The motion was seconded by AM and approved.

The members engaged in further review and editing of the Community Outreach document. KD made a motion to send the document out to the community. The motion was seconded by AM.

The Chair advised the PC that she had begun work on the Municipal Planning Grant and that with assistance from TROC, she hoped to have it substantially complete and ready for the PC to review at the November meeting.

New Business: None

Public Comment: None

Miscellaneous: The Chair moved to change the November meeting to November 10, 2022. PR seconded the motion and the motion passed. Accordingly, the next PC meeting will be on the second Thursday in November: 11/10/2022.

The meeting was adjourned at 7:55 p.m.

Next meeting will be on NOVEMBER 10, 2022

Town of Corinth

Planning Commission Meeting

Minutes – December 1, 2022

Members in attendance: Kerry DeWolfe (Chair), Russ Padzro, Kenya Lazuli, Dick Kelly

Community Members in attendance: Elaine White, Charlie White, Barry Shaw, Jim Boudrow, Becky Boudrow

The meeting was called to order at 7:00

Changes to the Agenda: None.

Approval of Minutes from: Minutes of the November 10, 2022, meeting were reviewed. A motion to approve the minutes was made by RP and seconded by DK. The motion passed.

Correspondence: None

Public Hearing: The White family's completed application for a Major Subdivision was reviewed. Elaine White submitted a written affirmation that she had provided timely written notice of the hearing to the abutting landowners. Timely Notice of the Hearing was published in the Journal Opinion. The Applicants relied on the representations in their application which included the map drawn by Tom Otterman dated June 2022. The Boudrows, abutting landowners, stated that they did not oppose the proposed subdivision. RP moved to grant the subdivision application. The motion was seconded by Dick Kelley. The motion passed unanimously. As no interested parties appeared to object to the application, no appeal can be taken and the permit shall be issued forthwith. A Notice of decision accompanies these minutes.

New Business: None

Old Business: The Town's Municipal Grant application was submitted on 12/1/2022.

Public Comment: None

The meeting was adjourned at 7:40 pm per motion of KD, seconded by KL.

Next meeting will be on FEBRUARY 2, 2022. NO JANUARY MEETING