

Burke Planning Commission

July 17th, 2018

Present: James Bentley, Abigail Montgomery, Keith Clark, Sean Montague, Valerie Desmarais

Guests: Mike Mathers, Cynthia Stuart

James called the meeting to order at 6:30. Call to approve minutes, Keith motioned - all approve.

Mike Mathers reported that he had a conversation with Dave Ormiston (former PC member) regarding zoning. According to Dave, pg. 6 of the Zoning Bylaws might be applicable in Mike's situation re: a brew pub concept north of E. Burke village. Relative to "Uses not listed or permitted" (section 204, pg. 6) The DRB may be able to approve and there would not be a need to change the zoning. This seems to rotate on the language in the and what defines the "similar use" relative to what are already "approved uses".

Mike also told us that Allison Lowe (NVDA) indicated that that decision may be within the purview of the zoning board, and consequently not an issue for the planning commission at all. Mike is planning on visiting the DRB next week.

The planning commission identified next steps: process the information and the language in the town plan and send a letter to Burke Selectboard and Mike Mathers.

Cynthia Stuart is Chairperson of Planning and Zoning Board in Concord, VT. She is looking for support from Burke relative to an opportunity to collaborate, apply jointly for a grant, and explore mapping of a "long-trail gravel network" that would link Burke to Concord via class 3 and 4 gravel roads. The "trail network" would include Burke, Victory, Kirby and Concord.

Cynthia is working with NVDA to study increasing recreational tourism and to possibly apply for a Municipal Planning Grant to fund the study. The RFP is due by 10.1.18. The municipalities of Concord and Burke will be responsible for the matching funds.

Cynthia would have a group designated to facilitate public meetings, collaborate and communicate with the Burke Planning Commission. The Selectboard will need to approve the process of applying for the grant. Cynthia will visit the Selectboard's next meeting.

The Planning Commission will process this information and report back to the Selectboard and Cynthia by 07.24.18.

The Planning Commission spent much time in discussion of the zoning language defining "AR1" and the "limited non-residential" and "conditional use" designations. Consensus was reached that we would pass these observations onto the DRB relative to specific issues of "similar use". James will send along a letter to the DRB and to Mike Mathers by 07.23.18

Discussion then turned to Dollar General proposal before the Zoning Administrator, Brent Schaffer. The site is in "village mixed use" which allows for residential, commercial and retail pursuits. Dollar General representatives will be at the August 6th Selectboard Meeting.

The Planning Commission reported out on progress made to the Energy section the town plan, and assignments were made for the next sections.

The Planning Commission next took up the request from Paul Brouha, Sutton Planning Commission Chair to review ATV use on town roads.

Abigail made a motion to adjourn, all were in favor and the meeting ended at 8:00.

Respectfully Submitted,

Valerie Desmarais