

Town of Burke

Planning Commission Meeting Minutes

06.14.18

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

Guests: Mike Mathers, Mike Harris

Mike Mathers would like to build a brewery and brew pub in East Burke and there are zoning restrictions. Discussion ensued with reference to the area which is zoned "AR1". Specific details re: limits and what's allowed in AR1 referenced from the zoning by-laws, page 30. James explained that the Planning Commission as a group is a mechanism to support the town plan, and that changes to the zoning by-laws, village designation and ultimate decisions re: approval are beyond the scope of the board. Further discussion centered around the possibility that a public review may be necessary, Mike M. wondered what his recourse would be if the business was not approved.

James sent an email to Allison Lowe at NVDA to seek her input, Mike M and the selectboard were copied on this.

Mike M. states that the engineers have "checked it out and the site is good". He would like to begin work asap, as there is a barn to move and he would like to get that piece done before wintertime. We will re-visit at next meeting.

A Quorum was established and the meeting commenced at 6:30.

Sean motioned to approve minutes from 05.10, the minutes were approved.

Valerie called ZA Brent Schafer and he addressed the group via speakerphone. He initiated a conversation re: language in the town plan relating to a "certificate of occupancy" and a "certificate of compliance". The DRB feels that this needs to be clarified.

He also advised us that Dollar General had sent him correspondence; Valerie requested that he forward that to Linda so that she could disseminate to the PC.

The Planning Commission then reported back on progress in sourcing and developing content specific to the energy component of the town plan. Abigail submitted her content via email. PC members present are to continue to "fine tune" this piece with further support from NVDA, as well as take next assignments. James created a "live document" via google cloud and the assignments are posted there.

Keith gave a detailed description of the current state of electrical infrastructure. Lyndonville Electric is very close to capacity with the existing lines. The winter threshold is 12.8 and with Burke Mountain "on line" LED is very close to that. Keith also shared information regarding phone and internet capability in Burke. Connectivity is an issue, and the questions were raised:

What is the internet speed in Burke? What is the capability? What are the internet providers' (Charter, Spectrum, Consolidated) long range plans for connectivity in Burke?

Keith volunteered to continue to gather information on this important issue.

James stated he is not available for the next scheduled meeting, 07.12. The PC agreed that it is important to keep the meeting, alternative dates were considered and Tuesday July 17th was finalized as an alternative.

James made a motion to adjourn, all seconded and the June PC meeting concluded at 7:55.

Respectfully Submitted,

Valerie Desmarais

Burke Hollow

802-274-1553