

Unapproved

Rt5/30 Corridor Committee minutes

February 8, 2011

This meeting was called to order at 6:30 at the Southern Vermont Learning Collaborative

Members Present: Steve Glabach, Greg Brown, Jack Manix, Bill Schmidt, Lew Sorenson, Bev Tier, Mark Whitaker

Also Present: Sam and Lori Garland, Carlton Garland, George and Emelia Houghton, Nelson Jillson, Paul Normandeau, Maria Glabach, Bev Kenney, John Leader, Rashed Kanaan, Deb and Charles Titus, Cindy Wilcox, Brenda Davis, Cliff Allard, Zeke Goodband

The minutes from 1/11/11 were approved after correcting the spelling of Bev Kenney and adding that she had expressed her concern that high density development was being concentrated along Rt 5.

Lew Sorenson reported that the transportation/technical portion of the municipal planning grant will pay for a total of 15 hours of WRC mapping. There are also 30 hours of WRC assistance, some portion of which may be available, from the previous contract. He stated that transportation/technical assistance may be needed as the Rt5/30 study continues.

Lew reported that the Rt5/30 Corridor Committee agendas, minutes, information and links to maps are available on the Town website. He also passed out orthophoto constraint and base maps to all committee members.

Steve Glabach opened the discussion on “factors regarding development” with Old Ferry Rd. It was suggested that the Howe Farm is in a floodplain. The area around the Allard property was discussed and it was agreed that according to the land use map of the current Town Plan, it is in a commercial/light industrial overlay.

Rt 5 to north side of Carpenter Rd: It was agreed that the area under discussion goes from the CT River to 1000’ west of Rt 5. The wetlands and brook on the west side of the road and steep slopes on the east were noted. Steve Glabach suggested a setback might preserve the

wooded/rural character of the east side of Rt. 5 and allow Rashed Kanaan to develop his land further in from the road where Paul Normandeau stated the land levels out and might be well suited to development or expansion of Mr. Kanaan's business.

Nelson Jillson suggested that there might be restrictions to development in the area that includes his Rt5 field due to the presence and protection of a large aquifer that supplies a bottling company.

Cliff Allard and Jack Manix both spoke of buying development rights from landowners rather than changing zoning for preservation purposes.

The discussion became more general with nearly everyone in attendance adding comments. A list of speakers and a bullet point synopsis of their comments was taken down by the recording clerk and will be sent out to Committee members and included as an addendum to these minutes.

The Committee discussed the "next step" and agreed to continue up along Rt 5.

The next meeting will be on March 8th at 6:30, possibly to be held at the elementary school. The area to be discussed will be north of Carpenter Rd to the Canoe Brook.

The meeting adjourned at 8:22.

Addendum

Rt 5/30 Committee

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Bev Kenney brought up the scarcity of water in the Rt5 area, many people added comments

Brenda Davis and Rashed Kanaan spoke of how Mr. Kanaan's land levels off after cresting the steep slope along Rt 5.

Mr Kanaan suggested that development should taper down from the Brattleboro Town line northward.

Nelson Jillson spoke of the aquifer in that area may limit potential development and advocated for leaving Rt 5 zoning and districting as it is.

Steve Glabach brought up LESA scores, Bill Schmidt explained background regarding original rating system.

Paul Normandeau urged the committee to find the balance and avoid having Rt 5 become "Brattleboro North"

Steve Glabach stressed the importance of neighbors contributing information.

Cliff Allard suggested buying development rights rather than changing zoning for preservation purposes.

Mark Whitaker, looking back the area has been stable for a number of years.

Greg Brown: looking backward as a means of anticipating the future not a good idea.

Jack Manix: maintain balance of what the town wants (rural character) without placing the burden on individual landowners

Bill Schmidt: help create the future, stressed the importance of agriculture and that agriculture is a commercial use.

George Houghton asked why is there so much fear about property owners selling land. He and his father turned down many offers in the past.

Jack Manix asked, "What would you like to see?"

Sam Garland: trust the landowners

Brenda Davis: protection is in zoning

