

Unapproved

Rt 5 & 30 Corridor Committee Minutes

March 8, 2011

The meeting was called to order at 6:30 at the Sothern Vermont Learning Collaborative.

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

Also Present: Ellis Derrig Jr., Rick Derrig, Claudia Teachman-Blocher, Tammy McNamara, Sonny and Debbie Brookes, Brenda Davis, Nelson Jillson, Cindy Wilcox, Tom Bodett, Deb and Charlie Titus, Beverly Kenney, Maria Glabach, Zeke Goodband

The minutes from 2/9/11 were approved on a motion by Greg Brown, second by Jack Manix.

Steve Glabach opened the meeting up for discussion of the Rt 5 area north of Carpenter Rd to Canoe Brook Rd.

Deb and Charlie Titus presented a map of their Sweet Tree Farm property. The farm's conservation restrictions permit 3 single family houses in lots identified in the farm plan and one labor housing unit in the farmstead complex. Bill Schmidt commented that it would be highly unlikely that town zoning approval would not be given.

Tammy McNamara, spoke for the VT/NH Vet Clinic and as a homeowner on Rt 5 about their concern with possibly loosing commercial zoning and the value of their investment.

Beverly Kenney and Claudia Teachman asked about "high density housing". Greg Brown and Cindy Wilcox explained that with the lack of municipal water and sewer, any development would likely be "higher density" rather than "high density". Claudia told the assembly about the Poplar Commons development.

Debbie Brookes suggested that as the gravel pits in her area (Dummerston Station) are reclaimed, the area may be appropriate for housing although she felt that water would be a concern.

Committee members asked several specific questions of the public but the questions did not generate much response. A list of these questions is included as an addendum.

Greg Brown provided information about the Housing Commission.

Bill Schmidt gave a history of Tony Cerosimo and Sweet Tree Farm after telling the group that there were all kinds of ways to conserve land. Jack Manix and Steve Glabach spoke about trying to find a way to protect farmland without taking away value from the farmers. Several more people spoke about traffic concerns, scarcity of water and being fair to owners of land the town might like to see preserved.

In Other Business: Greg Brown was elected vice chair after a motion from Mark Whitaker, second by Jack Manix.

Next meeting will be April 12 at 6:30, place TBA

Addendum

Bill Schmidt: What type of development would be appropriate for that area? (area around KOA) What should be the future of farmland in this area? (RT 5)

Steve Glabach: How do we protect farmland without taking the value away from owners?

Greg Brown: Is there anything you don't like about the corridors?