

**Ryegate Planning and Zoning
Regular Meeting and Public Hearing
June 19, 2023
Unapproved Minutes**

In attendance: Members – Alice Allen, Wally Bragg, Rick Colby, Kate Davie, Mary Dole, Stephen Genereaux, John Munson, Fremont Nelson, Nancy Perkins, and Acting Zoning Administrator Reggie Hazel.

Also: Carl Bayer and Jeff Haslett

Call to order – Chairman Colby called the meeting to order at 7:04

Minutes – Alice A. moved, and Mary D. seconded, a motion to accept the minutes of the regular meeting of May 15 as distributed. The motion was passed unanimously.

Paper mill -- Ron Morgan was not present, so there was no presentation on campers at the former paper mill.

Energy Amendment to the Town Plan – The members who had attended the energy amendments review at the recent selectboard meeting reviewed the discussion for those who had not. The selectboard will vote on it at their next meeting. If they approve it, it will go into effect thirty days thereafter. If they do not, a new schedule of hearings will need to be arranged. There was a consensus that the Planning and Zoning Board still supports the amendment and its timely adoption, but also plans to address solar siting in greater detail in the upcoming revision of the entire town plan.

Energy Committee – Reggie H. reported that as a new selectboard member it has come to her attention that in order to be an official town government committee, the energy committee would need to adhere to the open meeting laws and other statutory requirements of town government. They can decide whether they wish to become an official committee, or continue their work as a community committee, which can follow less stringent organizational standards. Carl B. will take this question to their next meeting and report back.

Building Permit Fees – Acting Zoning Administrator Reggie H. suggested increasing the building permit so that the zoning administrator’s portion of that fee better reflects the amount of time required to do the work. Mary D. moved, and Alice A. seconded a motion to increase the building permit fee from \$50 to \$75 as of July 1, 2023. The motion passed unanimously.

Zoning Administrator’s report – Reggie H. reported as follows:

- The selectboard will be holding interviews on June 26 for zoning administrator.
- Steve Lagreca has been told to cease and desist construction until he has hired a wetlands consultant; the state will be enforcing this.
- Ron Morgan will be needing new permits to install a distillery at the former paper mill as the previous permits have expired. Currently, only one camper would be

permissible at that site, for a limit of 180 days.

Public Comment

- Jeff Haslett said that he would like Planning and Zoning Board agendas to be posted on the town website. Reggie H. directed him to the right hand side of the home page, where upcoming meeting agendas appear.
- Alice A. noted that screening of the new George Woodard movie, *The Farm Boy*, will take place at Blue Mountain School on Sunday, September 17.

Next meeting -- Next P&Z meeting will be July 17.

Adjournment - Mary D. made, and Alice A. seconded, a motion to adjourn at 8:10.

Respectfully submitted,

Kate Davie