

Town of Burke  
212 School Street  
Planning Commission Minutes  
January 11, 2018

NVDA Town Plan Regional Approval Hearing: Town Plan for Burke.

The town plan was reviewed according to the NVDA specific format.

Present: James Bentley, Sean Montague, Abigail Montgomery, Keith Clark, Valerie Desmarais) Burke Planning Commission

Guests: Alison Low, Senior Planner - NVDA, Ken Stransky (Notion), Tim Barton-Caplin(Barton), Sten Lium (Concord), Brent Shafer, Burke Zoning Administrator.

Meeting called to order by James, introductions were made.

Alison gave an overview of the process, ultimately, the amended and approved town plan results in a "confirmed community". Alison also explained that the hearing is held separately from the regular planning commission meeting. Sten Lium from the Town Plan Approval Committee was appointed to chair the hearing. The committee opened the hearing at 6:07 p.m.

Q.A. Is the plan a minor or major update or is it an entirely new plan?

James: The amendments are mostly minor updates. Defining Habitat Blocks was a specific change to the plan. Flood Mitigation was also a focus. Public hearings were held to discuss the proposed changes re: flood mitigation. River migration patterns were identified with the assistance of Stacy Conway and Rebecca Feiffer. New language has also been added to the plan to address safety issues relative to the increased bike traffic in East Burke. Some conversation ensued regarding traffic speed and safety concerns, there is a consensus that speeding drivers through both towns is dangerous. The lack of wastewater storage was noted in the amended plan. The physical capacity is maxed in East Burke and is close to capacity in West Burke. Potable water is also an issue. The vacant buildings in West Burke lack wastewater options and most are next to running water (river and brooks).

Q.B. If this a major update, what has changed. Not a major update.

Q.C. What was the motivating factor to update or write the plan?

James noted that there were flaws in the existing by-laws. An updated town plan is a necessity( driven by the NVDA) for the confirmed community designation. River corridors and habitat blocks identified as a result of input from VT ANR needed to be added as well.

Q.D. What does the town hope to achieve by adopting a local plan?

James replied that an expired town plan invalidates Act 250. Defining flood resiliency is a goal as well. The Northern Borders Commission Grant could be instrumental in assisting with water / wastewater concerns, as well as addressing safety concerns relative to bikes and pedestrians. There was some discussion re: Act 250 and how a review is "triggered" - ultimately an Act 250 permit "runs with the land" as long as there are no changes. The exception is a gravel pit, the permit can expire.

Q.E. How can NVDA help your community in the future?

It was agreed that Alison has been instrumental in making the connection between the state and the town. Most of the town plan work has been done in response to NVDA input. NVDA can be helpful in a proactive approach to the town energy plan. Alison explained that net metering mitigates anyone just putting in their own alternative energy.

Sten then opened the meeting to comments and questions to the planning commission.

Tim recommended that any implementation plan have a strategy and a timeline.

At this point, Kenn made a motion to recommend approval of the Burke Town Plan from the full board of NVDA. Justin seconded the motion, and the motion passed, with all voting in favor.

Sten motioned to adjourn to unanimous approval. The hearing adjourned at 7:00 p.m. The plan goes to the full NVDA board for review.