

**VILLAGE OF ESSEX JUNCTION
PLANNING COMMISSION
MINUTES OF MEETING
August 5, 2010**

MEMBERS PRESENT: Liza Kilcoyne (Chair); Dan Kerin, Aaron Martin, John Alden, Nick Meyer. (Andrew Boutin and Diane Clemens were absent.)

ADMINISTRATION: Robin Pierce, Development Director.

1. CALL TO ORDER and AUDIENCE FOR VISITORS

Chairwoman Liza Kilcoyne called the meeting to order at 7 PM and welcomed new appointee, Nick Meyer. There were no comments from the public.

2. ADDITIONS/AMENDMENTS TO AGENDA

There were no changes to the agenda.

3. PUBLIC HEARING: LAND DEVELOPMENT CODE STORM WATER MANAGEMENT

The public hearing was opened at 7:07 PM. Aaron Martin noted the storm water regulations mimic what the Town of Essex and other communities have in place. As a MS-4 community, Essex Junction must have a storm water ordinance per federal mandate. Robin Pierce noted Jim Jutras and Hamlin Engineering reviewed the regulations and do not see any issues. According to Jim Jutras the regulations recognize Essex Junction as an urban community which is good.

It was noted that an acre or more of land is regulated by the state storm water guidelines (an erosion permit is needed) which parallel the federal regulations. Less than an acre of land is handled by the municipality. Essex Junction will execute the regulations for storm water management. Aaron Martin mentioned the Low Risk Handbook that covers storm water drainage on smaller sites. Basically the handbook demonstrates through photographs how to keep run off on the site, use a silt fence and hay bales, and restore any growing vegetation. Simple changes, such as changing a driveway, would have to comply with the regulations as well as any other conditions determined by the Planning Commission. Mr. Martin will provide copies of the handbook to Robin Pierce.

There was brief discussion of enforcement of the regulations. Enforcement of the storm water regulations shall be done under Essex Junction being a MS-4 community. There was mention of other towns having more strict or additional requirements to the state storm water regulations. Essex Junction must first adopt the storm water management regulations as written and then can incorporate additions, perhaps under the guidance of Jeff Arango in doing the Land Development Code update. The regulations apply to new applications or changes to existing sites. The sites must be in compliance with the storm water regulations.

There were no further comments.

MOTION by Liza Kilcoyne, SECOND by Dan Kerin, to close the public hearing on the storm water management regulations, sections 201, 506, 507, 508, 509, 510, and 713. VOTING: unanimous (5-0); motion carried.

The public hearing was closed at 7:25 PM.

MOTION by Dan Kerin, SECOND by Aaron Martin, to approve the storm water management section of the Land Development Code, sections 201, 506, 507, 508, 509, 510, and 713 as presented. VOTING: unanimous (5-0); motion carried.

4. OTHER PLANNING COMMISSION ITEMS

None.

5. ADJOURNMENT

MOTION by John Alden, SECOND by Dan Kerin, to adjourn the meeting. VOTING: unanimous (5-0); motion carried.

The meeting was adjourned at 7:28 PM.

RScty: M.E.Riordan