

**VILLAGE OF ESSEX JUNCTION
PLANNING COMMISSION
MINUTES OF MEETING
April 21, 2011**

- MEMBERS PRESENT:** Diane Clemens, John Alden, Andrew Boutin, Nick Meyer, Aaron Martin. (Liza Kilcoyne and Dan Kerin were absent.)
- ADMINISTRATION:** Robin Pierce, Development Director.
- OTHERS PRESENT:** Kahlil Zaloom, Brad Luck, Andrew Cimonetti, Jonathan Spaeth.
- AGENDA:**
1. Call to Order
 2. Audience for Visitors
 3. Additions/Amendments to Agenda
 4. Minutes (4/7/11)
 5. Public Meeting/Hearing
 - Site Plan, Bike Park, 75 Maple Street (Maple Street Park), EJRP
 6. Other Business
 7. Adjournment
-

SITE VISIT

The Planning Commission viewed the location of the proposed bike park in Maple Street Park, 75 Maple Street, at a 5:30 PM site visit.

1. CALL TO ORDER

In the absence of Chairwoman Liza Kilcoyne, Diane Clemens called the meeting to order at 6:30 PM.

2. AUDIENCE FOR VISITORS

There were no comments from the public.

3. ADDITIONS/AMENDMENTS TO AGENDA

None.

4. APPROVAL OF MINUTES

April 7, 2011

Postponed.

5. CONTINUED PUBLIC HEARING

Site Plan for a bike park at Maple Street Park, 75 Maple Street, in the OS District by Brad Luck, Essex Junction Recreation & Parks (EJRP), agent for Village of Essex Junction, owner

Brad Luck, Kahlil Zaloom, and Andrew Cimonetti appeared on behalf of the application. The Planning Commission discussed maintaining a minimum 10' wide natural vegetative buffer between the bike park and the condominium complex and having staff oversight of the earthworks while the site is being developed to ensure compliance to village regulations relative to erosion and storm water runoff by Jim Jutras or the Village

Engineer in cooperation with the Planning department. John Alden commented it appears there is no proposed activity that is inconsistent with activities already at the park so there is no significant change to life in the park as it is known today to require more of a buffer than already in place. Diane Clemens recalled the video showed the biking activity during the summer season when leaves were on the trees which provides some screening. More plantings can be added in the future if deemed necessary. Aaron Martin observed an underutilized portion of Maple Street Park will now be used for a seasonal activity. Any increase in size of the bike course will need further approval from the Planning Commission.

DELIBERATION/DECISION

Site Plan, Bike Park, 75 Maple Street, Maple Street Park, EJRP

MOTION Nick Meyer, SECOND by Andrew Boutin, to approve the application for a bike park at Maple Street Park with the following conditions;

- 1. The bike park once constructed shall match the structure depicted and described in the application materials.**
- 2. The applicant shall specify the height of all jumps.**
- 3. The applicant shall ensure that the bike park complies with all applicable standards of the Americans with Disabilities Act.**
- 4. The applicant shall receive staff approval for all signs that form part of the application and the signs shall meet requirements as specified in the Land Development Code.**
- 5. The Village reserves the right to require modification of the bike park should storm water runoff not meet Village code standards or runoff from the lot post-construction exceeds pre-construction levels.**
- 6. The bike park shall only operate during the hours that 75 Maple Street (Maple Street Park) is open to the public.**
- 7. There shall be a minimum 10' wide natural vegetative buffer between the bike side of the walking path and the bike park.**

VOTING: unanimous (5-0); motion carried.

6. OTHER BUSINESS

None.

7. ADJOURNMENT

MOTION by Nick Meyer, SECOND by Aaron Martin, to adjourn the meeting.

VOTING: unanimous (5-0); motion carried.

The meeting was adjourned at 6:45 PM.

RScty: M.E.Riordan