

**VILLAGE OF ESSEX JUNCTION  
PLANNING COMMISSION  
MINUTES OF MEETING  
November 3, 2011**

**MEMBERS PRESENT:** Liza Kilcoyne (Chairwoman); Diane Clemens, Nick Meyer, Aaron Martin, Andrew Boutin, David Nistico. (John Alden was absent.)

**ADMINISTRATION:** Robin Pierce, Development Director.

**OTHERS PRESENT:** Bruce Murdough, Chris Catterton.

**AGENDA:**

1. Call to Order
2. Audience for Visitors
3. Additions/Amendments to the Agenda
4. Approval of Minutes
5. Public Meeting
  - Site Plan, Natural Playground (phased construction), Summit Street School (17 Summit Street), Essex Junction School District
6. Other Planning Commission Items
7. Adjournment

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**1. CALL TO ORDER**

Chairwoman Liza Kilcoyne called the meeting to order at 6 PM.

**2. AUDIENCE FOR VISITORS**

There were no comments from the public at this time.

**3. ADDITIONS/AMENDMENTS TO THE AGENDA**

There were no changes to the agenda.

**4. APPROVAL OF MINUTES**

*October 20, 2011- Work Session*

**MOTION by Nick Meyer, SECOND by Diane Clemens, to approve the minutes of 10/20/11 as written. VOTING: unanimous (6-0); motion carried.**

**5. PUBLIC MEETING**

Site Plan for a natural playground to be constructed in five phases at Summit Street School, 17 Summit Street, in the R-2 District by Bruce Murdough, agent for Essex Junction School District, owner

Bruce Murdough and Chris Catterton appeared on behalf of the application.

**STAFF REPORT**

The Planning Commission received a staff report on the application, dated 11/3/11. Robin Pierce reviewed recommended stipulations for the master project concerning storm water, run off, erosion, and ADA compliance.

**APPLICANT COMMENT**

Bruce Murdough (school district) and Chris Catterton (parent committee) reviewed the playground plan, noting the following:

- The playground will be paid for via fundraising and grants, not taxpayer funds.
- The playground will be built in five phases.
- Existing play equipment will remain on the grounds through construction.
- There will be very little ground disturbance to build the playground (most of the facility is at ground level).
- Phase 1 of the playground includes a reading garden on the hill by the school, a four foot high coated chain link weather fence with gate access and landscaping, and a rain garden to filter rain water.
- The reading/word gardens will have stone, benches with storage shelves, outdoor game tables, a tree in the center of the garden, and landscaping.
- The current drainage system is working well, complies with state storm water regulations, and will not be disturbed.
- Maintenance of the playground will include mowing and trimming trees as occurs now.
- The natural playground will be integrated into the school curriculum.

#### PUBLIC COMMENT

There were no comments from the public on the application.

#### DELIBERATION/DECISION

Site Plan, Natural Playground (phased construction), Summit Street School, 17 Summit Street, Essex Junction School District

**MOTION by Liza Kilcoyne, SECOND by Diane Clemens, to approve Phase 1 of the natural playground plan to include:**

- **Four foot high coated chain link fence;**
  - **Two (2) trees;**
  - **Landscaping;**
  - **Reading/word gardens and game area with grass pavers to be reviewed and approved by staff;**
  - **Any other items as part of Phase 1 to be reviewed and approved by staff;**
- and further, to approve the following stipulations for the playground master plan:**
- **The applicant shall ensure all work is performed to village Code standards.**
  - **The village reserves the right to require modification of the proposed natural playground if storm water runoff does not meet village Code standards or runoff from the lot post-construction exceeds pre-construction levels.**
  - **The retained vegetation shall comply with the permit application drawings and no changes shall be made to the approved plans without prior written approval from village staff.**
  - **The applicant shall submit appropriate storm water computations in support of the sizing of the storm water treatment and control practices proposed (i.e. swales, wetland areas, and such).**
  - **The plans shall be revised to depict the locations and details of proposed erosion prevention and sediment control measures to be implemented in the field during the various construction phases.**

- The Water Quality Superintendent requests consideration be given to the installation of a rain garden at the overflow of the wetland area still utilizing the existing catch basin as an overflow.
  - The natural playground shall meet ADA Overview of Playgrounds and Golf Requirements, dated September 6, 2010.
  - Phases 2 – 5 shall require site plan approval by the Planning Commission.
- VOTING: unanimous (6-0); motion carried.**

**6. OTHER PLANNING COMMISSION ITEMS**

None.

**7. ADJOURNMENT**

**MOTION by Liza Kilcoyne, SECOND by Aaron Martin, to adjourn the meeting.**

**VOTING: unanimous (6-0); motion carried.**

The meeting adjourned at 6:47 PM.

RScty: M.E.Riordan

