

Meeting Minutes

Planning Commission, Boulder Town

June 10, 2010, 7:00 p.m.

Commissioners present included Tom Jerome, Brian Dick, and Bobbie Cleave. Also present was Commission Clerk, Peg Smith.

Brian called the meeting to order at 7:05. Bobbie moved to approve the May 13 minutes. Tom seconded the motion, and all approved. Brian moved directly to the single “new business” item.

New Business: Requested Change to Zoning Ordinance, Section 1017, to Allow Vault Privies (portable toilets) for temporary RV usage

Based on a previous request, on June 8, Boulder Town submitted to the Planning Commission an application to change section 1017 of the Zoning Ordinance. That section, dealing with the 90-day cumulative RV occupancy currently allows three options for handling septic waste: the RV is connected to an approved septic system, the RV is located within 100 feet of a dwelling that offers continual access to its septic facilities, or the RV has a self-contained septic facility. The requested change would add a fourth option: use of a vault privy to meet sanitary needs in certain circumstances, on a temporary basis.

Tom noted that portable toilets are allowed on construction sites and wondered why the town would want to differentiate between types of temporary septic facilities; maybe it would be best to consider all situations of allowing temporary septic facilities and try to make them consistent. And what about situations where someone is occupying a tent on the same temporary basis. Is that covered by the ordinance? He suggested this question be passed back to the Town Council.

Brian asked about any drawbacks to the portable toilet being located on a piece of property. The Commissioners agreed that as long as it was properly maintained, they wouldn't see a logistic problem. They wondered if the rental company has a recommendation on usage per day or month. Tom noted that at Hell's Backbone Farm, most of the “users” aren't 100 percent dependent on the portable toilet as their only septic receptacle.

The town's application included attached documentation on related state code. Plus, dumping and usage specifications may be specified by the rental company itself; we should research this information. Brian said that any portable toilet in Boulder would definitely need to include an anchoring provision (for the wind factor).

Bobbie suggested returning to the town council for additional information: should we address the number of people using the privy, how often it should be emptied, and whether the intent of the ordinance is to apply to habitation of the land versus just RV occupancy.

The Commissioners decided to hold a special meeting prior to a public hearing to discuss the answers to these questions and possible wording. July 1, prior to the Town meeting, will be the special meeting. In the meantime, Peg will post notification for the public hearing for 7 p.m. July 8. She will also call a rental company to get more information and will email the Town with the questions.

Old Business: Continued Discussion on Town Survey

The Commissioners agreed that the survey workshop held June 4 was immensely valuable and that our survey so far needs major revision. Following is a summary of the actions suggested, starting with the first question.

First, allow anonymity---leave it to the respondent as to whether they want to supply their name or not. Second, we're looking for general trends, not statistical data to crunch. Let's simplify.

#1---rank responses instead

#2 --- add recycling to the list, remove open space

#3 --- change response type

#4--- no change

Keep Peg's demographic section and replace draft section

Infrastructure:

#16 rank the top three of these; add "other"

#17 add adult ed,

#18

Education

#19 -delete

Development

#20 ---leave as is

#21---see marking

Employment

#22--- delete

#23---keep

#24 add:

Local environment:

#25---change to yes/no

We can pretest 10 people.

Bobbie would like Ken Young to come back in winter to serve as facilitator for a community meeting on questions and visioning.

Next Meeting

July 8, Public hearing; also there's a chance of Bevin's conceptual plan for subdivision as a topic.

Tom moved to adjourn, and Bobbie seconded the motion. The meeting adjourned at 8:45.

Peg Smith, Planning Commission Clerk

Date

Approved: _____ Date: _____