

September 3, 2015

PC Members Present: Jean Vissering (Chair), Norman Hill, Julie Potter, Jack Pauly, Gene Troia, Jay Stewart, Kim Watson

Others Present: Bruce Johnson (Town Administrator), Kristi Flynn (Recording Secretary), Carl Etnier, Jamie Shanley

Call to order: 7:05pm

Changes to Agenda – Add SB discussion regarding zoning amendments

Public Comment – None

Selectboard Discussion Regarding Zoning Amendments

The discussion is on the SB agenda for 9/21 at 7:30pm. The topics will be Certificate of Compliance and Article 9. Ms. Potter noted that the SB was concerned about inconveniencing more residents and the number of new properties affected is 13. The PC agreed that the Certificate of Compliance should either be amended as PC suggested or removed from the regulations altogether. It is not working as written.

Update on Anticipated Town Purchase of Winston/Silberberg Property

The PC was curious what the SB's goal is for the Winston property. The ZA noted that the property is 48+/- acres, 30-35% of which is wetlands. The existing house is in the Village Center Designation area. The court still must certify the sale to the town and the town has to pay for the property. The SB plans to bring all parties to the table (PC, Village Committee, Capital Improvement) to plan what to do with the property. The Park N Ride project might shift boundaries to take advantage of an adjustment. A Building Committee may be created by the SB to look at opportunities in town. The town has a number of options for paying for the property.

Update on Environmental Court Cases

Wells – no new residential building but can have an accessory dwelling; he has applied for a small 570 square foot structure with a 2-car garage

Discussion on Potential FY2016 Municipal Planning Grant Application and Cost Estimates

The Chair and Ms. Potter met with the CVRPC in August. The RPC asked 3 consultants for cost estimates and received an estimate from one for \$20,000, which would have a town match of \$5,000. Dan Currier from CVRPC gave Ms. Potter some buzzwords and comments; Ms. Potter will take the comments and cost estimate numbers to create another draft of the application and will work with the TA to get the application input into the online system. The PC will need a motion at the next meeting to approve sending the application to the SB.

Central Vermont Regional Planning Commission Report – by Ms. Potter

The CVRPC has conducted 2nd interviews for a professional planner. Next Tuesday, there will be a final hearing on the 2008 regional plan; there were deficiencies in the plan according to the state and the future planning map makes more sense. The 2016 plan is also being developed and Ms. Potter volunteered for the Housing Committee. Montpelier is re-adopting their old plan and Calais is working on their plan.

Discussion on Dimensional Setbacks in Zoning Regulations – Jamie Shanley and Carl Etnier

A discussion regarding the recent DRB hearing for a Shanley/Kendall application was brought to the PC. Shanley/Kendall has wanted to tear down an existing, non-conforming structure in the town ROW and re-build in the same footprint, though with a changed roofline which would increase the volume of the building. The application was eventually withdrawn because the applicants felt the DRB was leaning towards denying their plan. A discussion regarding setback requirements and why front setbacks are needed in certain areas of town ensued. On Sparrow Farm Road, most of the structures on the road are closer than 75' from the road centerline. The PC noted that they are planning to review zoning districts and setbacks and welcome suggestions from residents.

- Is zoning doing what it is intended to do
- Could front setbacks be dealt with separately
- When PC reviews zoning districts, it makes sense to also look at setbacks at the same time
- Everyone could have a different interpretation of zoning regulations

Review Minutes

July 16, 2015

Motion: I move to approve the minutes as amended. Made: Ms. Potter, second: Mr. Hill

Vote on Motion: Passed 5-0-2 (2 abstained)

DRB Report

Casella Report – nothing new to report; will be paving the road to the transfer station this fall

Heller – approved adjustment to subdivision because of updated wetlands classifications

ZA Report

5 new permits since last meeting

Other Business

The Recreation Board would like to move the concession stand closer to the road, where it is already too close to the school boundary.

The ZA will schedule a site visit before the next meeting.

Motion to Adjourn. Made: Mr. Hill, second: Mr. Troia. Passed unanimously. Meeting adjourned at 9:35 p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk