

May 17, 2018

PC Members Present: Julie Potter (Chair), Jean Vissering, Scott Hess, Kim Watson, Jack Pauly, Norm Hill, Ray Stout, Mark Lane  
Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Clerk), Gabrielle Malina, Ross Hazel, Renee Carpenter, Richard Hall, Britt Hazelton, Greg Western

**Call to order:** 7:01pm

**Changes to Agenda** – Summer PC meeting schedule

**Public Comment** – Ms. Carpenter asked if the Old Laperle Farm property is located in the Village Center Designation boundary. The Chair noted that the section with the old farmhouse is, but the rest of the property is in the new mixed-use village planning area in the Village Master Plan. The PC plans to make sure that, with the new zoning regulations, senior housing can be part of the new development.

**Zoning Update: Review and Complete Zoning Challenges Summary**

The PC reviewed the zoning challenges list compiled by the Chair. Ms. Watson brought up the fact that overlays can be used to deal with some of the district challenges. For conditional uses versus permitted uses, the PC wondered if they are categorized properly. The PC discussed encouraging/discouraging certain uses, such as drive-throughs. The group will be more concerned with the form the uses might take.

Review of the questions:

- 1 – add 'PUD' before 'density'
- 2 – include forest integrity, possibly and overlay; include 'what can zoning do for the forest study area'
- 3 – include review of parking, signage, screening, landscaping
- 4 – review new River Corridor model regulations; these were updated by the state after EM's were adopted

The Chair will revise the summary and send to Ms. Saxton.

**2018 Town Plan Status**

The SB held a hearing on May 14, 2018; no one from the public attended and no changes were suggested. There is a second hearing scheduled for June 4, 2018; the SB may possibly adopt it that evening. The plan will need to be approved by the CVRPC; the Chair hopes that will occur at the July meeting.

**Updates**

- Old LaPerle Farm Property Committee – next meeting scheduled for 5/22 at 7pm at the Town Clerk's Office, where the committee will receive a wastewater update from Seth Gardner
- Energy Committee – no update

**PC Meeting Schedule**

The PC agreed to not hold meetings in August, as there is nothing pressing for that month.

**ZA Report**

Two new permits since the last meeting.

**DRB Report**

Nothing new to report. The next meeting is June 5, 2018 on a Fairmont Farms subdivision plan.

**Discussion of Fairmont/Lylehaven Conservation Project, Phase II**

The PC held a discussion with Richard Hall (Fairmont), Britt Hazelton (VLT) and Greg Western (Cross VT Trails) concerning Phase II of their conservation plan. Phase I concerned 360 acres off Drake Road that included a link to Cross VT trails. Phase II is a long process that concerns 200+ acres on Lylehaven Road. The main steps for VLT going forward are: 1) check with the PC on their thoughts concerning the proximity of the property to the village, 2) receive appraisal of the conserved value, and 3) apply for VHCB funding. Mr. Western noted that this property would provide an important link for the Cross VT Trail. Mr. Hall noted that Fairmont would like to conserve this property as it is prime agricultural land, but at least 5-6 acres along Route 2 will be left out of conservation. The Chair stated that this property was purposefully left outside of the village boundary. In the Town Plan, one of the goals is to maintain trails in town and this is an important piece; Mr. Western reported that the trail going west towards Montpelier is almost completed and going east, the conversations are just starting. Mr. Hazelton noted that a natural, vegetated 100-foot buffer from the river would be included in the conservation plan. An assessment of the wetlands and prime ag land will be completed soon and the PC requested a copy of that report. The group held a discussion on revising the zoning districts. Mr. Hall explained how the Lylehaven property is currently being used; he does not see it changing as it is an integral part of the farm. There was a discussion on making this a farmstead complex, which would give Fairmont more flexibility on uses but could not be separated from the larger

conserved lot. The PC is comfortable with conserving this property because of its prime agricultural land and the link to Cross VT Trails. Mr. Hall further noted that they are completing a large solar project across many of their properties by installing solar panels on the roofs of the buildings. The timeline for this conservation project is for Mr. Hazelton to have a proposal to the PC in time for the second meeting in July. The PC can then provide feedback. Mr. Hazelton anticipates requesting a letter of support from the PC next spring.

**Review Minutes**

May 3, 2018

**Motion: I move to approve the minutes as amended.** Made: Ms. Vissering, second: Ms. Watson

**Vote on Motion:** Passed 7-0-1 (Mr. Stout abstained)

**Conferences/Workshops**

Please let the ZA know if you are interested in attending any of the following conferences:

- VLCT Planning & Zoning Forum – May 23 – Rutland
- Act 250 Workshop – May 24 – South Royalton
- CVRPC PC/DRB Roundtable – May 30 – Montpelier
- Historic Preservation and Downtown Conference – June 8 – Bristol
- VLCT Economic Development Forum – June 14 - Killington

**Other Business**

The Chair asked Mr. Hill to draft a SignPost article, making sure to include something about Ms. Saxton and the zoning regulations revision.

**Motion to Adjourn.** Made: Mr. Lane, second: Mr. Hess. Passed unanimously. Meeting adjourned at 8:55p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*