

June 7, 2018

PC Members Present: Julie Potter (Chair), Jean Vissering, Scott Hess, Jack Pauly, Norm Hill, Ray Stout, Mark Lane

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Clerk), Gabrielle Malina, Lindy Biggs, Brandy Saxton

**Call to order:** 7:02pm

**Changes to Agenda** – None

**Public Comment** – None

**Zoning Update: Discussion with Brandy Saxton, PlaceSense about Technical Report and Outline**

The PC discussed the technical report created by Ms. Saxton. In the overall regulations, Ms. Saxton mentioned that in many places, the PC used should instead of shall, which is stronger. The ZA noted that that was intentional at the time.

Historic structures

- There is not much in the current regulations beyond adaptive reuse of barns
- Can add some strategies that would be an overlay; could be that buildings must be on the federal/state historic register
  - PC would like to see some examples
- Discussion regarding minimum height requirement; 20-24 would encourage building up instead of out, and it is better for a village setting; this wouldn't apply to garages and other accessory structures

Bike/pedestrian facilities

- Can require sidewalk as conditions of development in the village; this would encourage walking in the village and the town could potentially get public funds for more sidewalks

Street trees

- Currently there are no specific requirements; could make it part of the site plan review
- This would only apply to commercial properties and multi-family homes, not single/duplex homes

Access

- Encourage shared access, which would minimize curb cuts
- Be more predictable and consistent
- Consider maximum widths for curb cuts

Energy efficiency

- This is not really a zoning issue

Uses allowed in the village

- Commercial uses: there is not a lot of distinction between the districts
- Difference in scale should be considered across districts
- Consider where you want pedestrian versus vehicle traffic
- Parking requirements become a barrier to retail; need creative solutions, such as shared and/or public parking
- Consider not allowing residential uses in the industrial district
- The next step is looking at the maps and districts

Agriculture

- Starting July 1, towns must allow accessory on-farm business, such as weddings in barns; the term is agri-tourism
- Town can make them come in for a site plan review but cannot say no
- Re-consider mixed use regulations; need to meet density and setback requirements

Home occupation

- Tweaks can be made but much is already there

Housing in the village

- Zoning needs to be changed to encourage increased density

Natural resources

- Changes to zoning in rural versus village setting
- Clean up wetlands protection language, particularly regarding delineation of wetlands
- Most towns use the state's wetlands map, which landowners can appeal
- Language currently allows DRB to require a delineation
- Current buffer/setback requirements are useful tools to implement the goals in the Town Plan

Water quality

- Include storm water regulations

Extraction

- Goes back to where we want these activities to happen
- Limit the amount of fill allowed; this is a weakness in the current regulations
- Make sure any fill used is clean

Site plan/building design standards

- Discourage strip development
- Can determine storefronts: windows/doors, placement and number
- This is not discouraging business, just what it looks like
  - Example: green space/trees between road and vehicle sales

Non-conforming uses

- Consider adding some language to encourage continuation of non-conforming uses, such as allow expansion and increase non-use period

Building height

- Current regulations encourage flat roofs
- Consider differing heights in different districts

Zoning districts

- Re-consider PUD site plan review
- Determine placement of buildings and green space, i.e., a conservation subdivision
- The current regulations do not discourage business as much as there are other factors such as water/wastewater that create challenges

Review of Proposed Outline

Ms. Saxton will enter the current language from the regulations to begin with and then fill in as appropriate. The River Corridor and Flood Hazard regulations will be in the overlay zoning districts. If the River Corridor regulations are updated, the whole document will need to be sent to the River Management Department for approval. The ZA noted that we need to fix the language regarding mapping because our map and the Act 250 mapping are different. Ms. Vissering wondered if the Admin section could go at the beginning. Ms. Saxton noted that it is decision made by the PC, though she prefers it at the back. The PC will consider a flow chart at the beginning, possibly including an FAQ section. Ms. Saxton is scheduled to come back for the 7/5 meeting to discuss maps and districts. By 6/21, she will deliver a draft district map and language. The PC members should review this before the 7/5 meeting. The Chair reminded the PC that all the documents are posted to the PC section on the town website as they are received.

2018 Town Plan Status

The SB at their prior meeting adopted the Town Plan. The plan has been submitted to the CVRPC for approval at their 7/10 meeting. The Chair noted that the plan is in effective without official CVRPC approval.

Updates

- Energy Committee –
  - Ms. Biggs reported that Mr. Vorwald recommended the committee hold off on completing the plan until after July because the plan cannot be approved until the CVRPC's Regional Energy Plan is adopted. Ms. Biggs feels that the plan is pretty close to being done, the committee just needs to meet to put the pieces together.
- Old LaPerle Farm Property Committee –
  - Mr. Stout reported that the committee met on 5/22 and discussed the wastewater potential, where a significant section along Route 2 perked very well. The committee recommended to the SB that they write a letter of support for EMSLI and other housing on the property. They also recommended to the SB that they remove the house on the corner and create a community outdoor gathering space, such as a gazebo/green space.
  - The committee is looking at mixed uses along with senior housing. The vision is to maximize the use of the parcel and everything is still on the table.

ZA Report

Seven new permits since the last meeting.

DRB Report

DRB approve the Fairmont Farms subdivision; there is no development planned. They also reviewed a sketch plan for a subdivision plan by Apple Faulkner and Hobie Guion on Kelton Road.

Review Minutes

May 17, 2018

**Motion: I move to approve the minutes as written.** Made: Mr. Hess, second: Ms. Vissering

**Vote on Motion:** Passed 7-0

Other Business

As the Chair will not be at the June 21 meeting and there is currently no agenda, the meeting may be cancelled.

**Motion to Adjourn.** Made: Mr. Hess, second: Mr. Lane. Passed unanimously. Meeting adjourned at 9:05p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*