

February 5, 2015

PC Members Present: Jean Vissering (Chair), Jack Pauly, Rob Halpert, Norman Hill, Gene Troia, Julie Potter, Mark Lane, Scott Hess

Others Present: Kristi Flynn (Recording Secretary)

Call to Order: 7:05pm

Changes to Agenda – None

Public Comment - None

Discussion of Schedule for Draft Flood Hazard Regulations

The PC agreed to wait until the end of February for the map to be updated. A discussion of the suggestions from Sacha Pealer will be on the next agenda.

Consideration of Certificate of Compliance Revisions to LUDR Section 7.4 and Draft Form

The PC reviewed the draft language for Section 7.4 and discussed the case regarding a certificate of occupancy in South Burlington. Language was added to (A)(3) to protect the town. There was a discussion regarding excluding single family dwellings; the PC decided that the form is not onerous to the applicant.

Motion: I move to approve the revision to Section 7.4 with the change as follows: “No structure, other than accessory structures to single family dwellings...”. Made: Mr. Troia, second: Mr. Halpert

Vote on Motion: Passed 7-1

Discussion of Preliminary Review of Site Plan and Conditional Use Applications

Regarding Section 5.3 and Section 5.4, the SB sent the issue back to the PC. The PC reviewed the research done on what other towns do. Ms. Potter will revise Sections 5.3 and 5.4 based on the discussion. The ZA felt the PC should conduct preliminary reviews and the SB asked the PC to research what other towns do. The PC feels the DRB should conduct the reviews; what if the PC said yes and the DRB didn't agree. The PC agreed that someone without a concrete plan could come to the PC to find out what they can and cannot do with their property. The PC will add language regarding how the DRB will deal with preliminary reviews, taking the language from the sketch plan review. Ms. Potter will revise the language.

Discussion of Additional Zoning Planning Items to Address along with Tentative Schedule

- U-32 growth center*
- Encourage town to purchase property in the village – master plan*
- Re-zoning in village*
- Commercial uses – make it easier
- Residential in industrial zone
- Preliminary review
- Certificate of compliance
- Flood hazard regulations
- Strip development along Route 2
- Hitching to Montpelier water/sewer
- Apply for municipal planning grant

*priorities

Report on Central VT Regional Planning Commission Regional Plan; Julie Potter, EM Representative

The CVRPC is developing the 2016 Regional Plan. Ms. Potter will request an EM scale on the future land use map for the PC to review.

Review Minutes

January 15, 2015

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

Vote on Motion: Passed 7-0-1

ZA Report/DRB Report

Nothing new to report

Motion to Adjourn. Made: Mr. Lane, second: Mr. Hill. Passed unanimously. Meeting adjourned at 9:00 p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary