

September 6, 2018

PC Members Present: Julie Potter (Chair), Jack Pauly, Norm Hill, Jay Stewart, Mark Lane, Kim Watson
Others Present: Kristi Flynn (Recording Clerk), Gabrielle Malina, Carl Etnier

Call to order: 7:05pm

Changes to Agenda – None

Public Comment – Mr. Etnier noted that setbacks are a real concern. They often restrict development and renovation. He noted that his back deck was too close to the road.

Zoning Update: Continued PC Discussion about Draft Zoning Districts

The PC continued the discussion on the presentation by Ms. Saxton at the first meeting in July. The Chair asked for questions/comments:

Discussion regarding density in Rural Agricultural

- Example – 3 lots on 30 acres: 2 lots of 2 acres, 1 remaining lot of 26 acres
- PC should talk about density instead of lot size
- Question – if you put in a deed that a 26-acre lot cannot be further subdivided, what happens if the zoning changes in the district?
- The Chair would like to talk with other towns about how this is working for them
- This is about creating incentives to prevent a house on every 7 acres
- There are constraints on development: zoning, topography, market forces
- Ms. Malina curious if this type of zoning precludes or encourages growth/development in the town
- Discussion of farms in Rural Agricultural: McKnight and Fairmont are in Rural Conservation
- Regarding agriculture, ag structures are okay as long as they meet setbacks; Ms. Saxton may be able to help with what the town can control with zoning
- Events that happen on a farm are unregulated by the town

Discussion regarding Rural Residential

- Encourages density along the major paved roads in town
 - Plus – smaller lots along roads that can handle the increase in traffic
 - Minus – encourage density outside of the village
- Mr. Stewart feels that this zoning makes sense, it would keep open spaces in town
- PC will consider reducing minimum from 2 acres to 1 acre
- Discussion of area on north County Road between two forest blocks; talk to discouraging fragmentation
- Mr. Etnier expressed his concern with increasing density along roads where speed limits are 40-50 MPH
- Would this create long skinny lots? Road frontage requirements would curb that

Village Districts

- General Business is where the PC wants to locate business/municipal uses; PC will review
- Rural Hamlet – the two areas are very different in nature and character; the PC will flag this for further discussion
- Look at North Montpelier as Village Residential

2019 Municipal Planning Grant Application

The Chair noted that Ms. Saxton had suggested the town apply for additional grant money to help complete the adoption of the zoning revisions. The draft application was created by the Chair with the help of Ms. Saxton with a cost estimate of \$8000. The application is due October 1, 2018 and must be approved by the SB.

Motion: I move to approve the draft MPG application and forward to the SB for approval. Made: Mr. Stewart, second: Mr. Hill
Vote on Motion: Passed 6-0

Updates

- Energy Committee – no updates
- Old LaPerle Farm Property Committee – no update
- CVRPC – regional plan, including the regional energy plan, was adopted and submitted to the state.

ZA Report

Seven new permits since the last meeting

DRB Report

There were 6 hearings at the September 4th meeting. A site plan review for Carriveau on Route 2 was continued; he has not yet applied for a state access permit and is operating without a permit. A subdivision application was approved for Faulkner/Guion on Kelton Road. The DRB also reviewed 3 subdivision sketch plans. The Fairmont revision to the June decision was approved.

Review Minutes

July 19, 2018

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

Vote on Motion: Passed 6-0

Conferences/Training

- Assoc. of Vermont Conservation Commissions Summit, September 29, Poultney
- VT League of Cities and Towns 2018 Town Fair, October 3-4, South Burlington
- Renewable Energy Vermont REV2018 Conference, October 18-19, South Burlington
- State Government Municipal Day, October 26, Montpelier (also other dates and places)
- Vermont statewide Housing Conference, November 13-14, Burlington

Please let the ZA know if you are interested in attending any of the above conferences.

Other Business

- Next meeting is September 20, Ms. Saxton will be here to continue the district discussion
- Mr. Hill would like to see the changes and some red flags for the most controversial; the PC will discuss the naming of the districts at a future meeting; ultimately, the PC needs to be comfortable with the zoning changes

Motion to Adjourn. Made: Mr. Lane, second: Ms. Watson. Passed unanimously. Meeting adjourned at 8:45p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk