

October 18, 2018

PC Members Present: Julie Potter (Chair), Jean Vissering, Jack Pauly, Norman Hill, Mark Lane, Ray Stout, Jay Stewart, Kim Watson  
Others Present: Kristi Flynn (Recording Clerk), Gabrielle Malina, Bruce Johnson (Zoning Administrator), Brandy Saxton, Lindy Biggs

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

**Changes to Agenda** – Stipend request

**Public Comment** – None

The ZA noted that the board will be receiving its stipend soon and each board member needs to make sure that their direct deposit information is up-to-date at the Town Office.

**Zoning Update: Discussion about draft Chapter 3-Development Standards with Brandy Saxton, PlaceSense**

Ms. Saxton noted that she has included many options in the standards section as it is easier to remove things that the board doesn't want.

Chapter 3 – Development Standards

300 – General Regulations – broad applications

- 3002.D.2 – width applies to residential/commercial
- 3003 – Accessory Structures
  - Figure 3-01 – table of general accessory structures
  - Remove mailboxes from list of exempt structures
  - The PC would like to make the title of the table more specific – exemptions to regular setbacks
- 3004 – Accessory Uses – gives ZA more guidance
- 3005 – Camping
  - Gray area includes tiny houses and yurts
  - 3 or more RVs rented is considered a campground
  - Gives ZA language to use if necessary
  - 3005.B.2 – change 120 to 180
  - 3005.B.4 – add 'for more than 30 days'
- 3006.C – line 2, add 'of'
- 3007.B.3 – add 'or other measures taken' to prevent erosion
- 3008 – Driveways
  - Review with fire department and road foreman; hose length must be considered
  - Remove reference to town road policy
  - Paved – could mean a gravel surface; reference the difference
  - 3008.C – remove Fire Chief
  - 3008.D.5 – change 'paved' to 'surface' width
- 3009 – Drive Through – can be removed if the PC wants
- 3010 – Dwelling Units – new language
  - 3010.B – minimum size, includes safety standards
  - 3010.C.3 – multifamily must have laundry hook-up and (F) convenient access to trash/recycling
- 3011 – Energy Generation
  - Covers items not falling under state regulations
  - Ms. Saxton will work on the language to make it clearer
  - 3011.B – discussion regarding allowing solar panels in the village district; should be noted in the Town Plan
  - 3011.E – screening requirements will be used by the PSB regarding energy projects; check on what the Town Plan says
  - Be careful about requiring screening for solar projects but not commercial uses
- 3012 – Erosion Control
  - Applies to smaller sites
  - 3012.E – good idea to send this out with every construction permit
  - Language be used to enforce erosion problems
- 3013 – Fences and Walls – all fences under 6 feet tall are exempt from requiring a permit
  - 3013.D – Retaining Walls – up to 4' is exempt
  - Must be terraced if over 16'; the wall itself does not trigger a DRB review
  - 3013.D.1 – keep 16' maximum
- 3015 – Manufactured Housing
  - Not many mobile home parks are being built, existing parks are being expanded

- Treat as a PUD
- 3015.E – section gives options to convert mobile parks; conventional density is similar to a PUD
  - Manufactured (mobile) versus modular homes
  - PC discussed where tiny homes fit in; if on wheels, they fall under the RV definition
- 3016 – Ponds – new language
  - Permit required for over 200 square feet or more than 4’ deep
  - 3016.A – remove ‘maximum’; add ‘4 feet at its deepest’
- 3017.A.2 – remove entire sentence
- 3018 – Riparian Buffers
  - Stronger than state requirements, includes all mapped surface waters
  - Could be integrated into wetland overlay section
- 3019 – Steep Slopes – new language
  - Ms. Saxton can provide a map of these slopes
  - Defined as 2,000 square feet with a slope of 15% or greater
  - Triggers conditional use review
- 3020 – Stormwater Management
  - Applies to anything that increases impervious surface, could be any type of development
  - Square foot measurements determine what needs to be done
  - 3020.F.1 – would apply to most single-family homes
- 3021 – Swimming Pools
  - Fence standards don’t apply; fences need to be at least 4’ tall; which is the minimum safety standard
- 3024.B – includes wetlands buffers, Ms. Saxton will re-word the section
  - Definition includes mapped and delineated wetlands

#### **Updates**

- Energy Committee – no update
- Old LaPerle Farm Property Committee – voted to apply to access from VTrans from Route 2, ZA would need more information on traffic/use in order to apply for access; reviewed a landscape plan from Ms. Vissering; an access from the new Park N Ride is being discussed

#### **ZA Report**

No new permits since the last meeting. The ZA reviewed the Planning and Zoning Forum he attended. One session was about agricultural enterprises, which does not apply to EM; it may apply to agricultural events.

#### **DRB Report**

No new applications currently – possibly Carriveau/Biron

#### **Review Minutes**

October 4, 2018

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

**Vote on Motion:** Passed 8-0

#### **Conferences/Training**

- 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.

**Motion to Adjourn.** Made: Mr. Stout, second: Mr. Lane. Passed unanimously. Meeting adjourned at 9:30p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*