

November 1, 2018

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

**Call to order:** 7:03pm

**Changes to Agenda** – None

**Public Comment** – None

**Zoning Update: Continuation of draft Chapter 3-Development Standards Discussion 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

310 – Site Design & Performance Standards

3101.B – Applicability – important to review in each section to see what applies

- 3101.A.4 – who determines 'potentially incompatible?'; this is standard language and applies to commercial projects
- 3101.C.3 – Performance bond – language is there in case it needed
- 3101.C.4.b – add 'and in drought conditions as needed'
- Figure 3-03 – typical planting standards
  - Soil volume = healthy plants; equivalent planting unit – promotes mix of trees and shrubs
- Where should these standards apply? Because landscaping can be part of a storm water management plan, the PC agrees these standards are appropriate for all districts

3102 – Outdoor Lighting – measured now in lumens

- Applies to all lighting except streetlights and residential lighting
- 3102.C.2.b – recognition of more activity in village business area
  - Fully-shielded – straight down; partially-shielded – light comes down at an angle
  - The light budget is for the entire site, to be used as necessary
  - Streetlights are not regulated by zoning, unless on private property
- 3102.C.10 – add language regarding when lights can come on, i.e., during business hours or for security

3103 – Outdoor Use Areas

- Addition of picnic tables could be handles by an administrative revision by the ZA
- 3103.B.2 – add VTrans language

3104 – Parking & Loading Areas

- This draft includes a reduction in the parking requirements and discourages parking in the front
- 3104.A.3 – re-word to encourage vegetation; applies to all development in all districts
- 3104.E – Location Standards
  - Parking cannot be closer to the street than the building
  - Includes incentives for parking in the rear
  - In the village only, one row of parking can be in the front with the rest at the side or rear
- 3104.E.3.b.iii – leave as 20 space maximum
  - Surface – pervious surfaces don't always work and they are often difficult to maintain
- 3104.E.11 – regulating of re-surfacing existing parking could help with storm water management problems

3105 – Performance Standards – expands from Industrial District to all districts

- PC has the choice to exempt single and two-family homes
- Add Applicability statement to clarify that this applies to all development and districts
- 3105.B – could be problematic – exempt residential; could consider as a standalone ordinance

3106 – Screening to block view from abutting neighbors, as necessary

3107 – Signs – commercial versus non-commercial

- All non-commercial uses/properties must be treated equally; can regulate based on district, not uses
- 3107.C – Exemptions list is longer than before
- Discuss external versus internally-lit signs
- Political signs – the one currently at Dudley's doesn't meet the exemption requirement but is difficult to enforce against
- Think about what kind of signs are in town and make sure they have been covered by this draft
- Agricultural signs are not exempt
- 3107.E.3 – could pounds be converted to mph? Ms. Saxton will look into it
- 3107.E.6 – add 'building-mounted'
- 3107.H.2 – remove sentence
- 3107.I.1 – remove 'except for Village Business district'
- 3107.K – sandwich boards okay in the village, larger signs outside the village, all should be brought in nightly

- 3107.O.3 – signs lit from below can be tricky but are nice if done correctly; add language that mentions prevention of glare
  - Ms. Saxton noted there is new technology that allows projection on a wall
- 3107.P – Electronic Message Boards
  - PC agreed to allow in all districts as schools and churches might want them

**Updates**

- Energy Committee – no update
- Old LaPerle Farm Property Committee – no update

**ZA Report**

1 new permit since the last meeting.

**DRB Report**

Next meeting November 6 – possibly Carriveau/Biron

**Review Minutes**

October 18, 2018

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

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

**Conferences/Training**

- 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: Ms. Watson, second: Mr. Lane. Passed unanimously. Meeting adjourned at 9:45p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*