

November 15, 2018

PC Members Present: Julie Potter (Chair), Jean Vissering, Jack Pauly, Mark Lane, Scott Hess, Jay Stewart

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

Call to order: 7:02pm

Changes to Agenda – Update on state housing conference from Ms. Malina

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 and Performance Standards

- 3107.P – electronic message signs
 - Can control what scrolls and how often
 - Could allow in only certain districts; must allow for all uses in the districts
 - PC is comfortable with these kinds of signs
- 3107.P.4 – include 'off' after 'turned'
 - Only allowed in business districts currently; add language to include schools
- 3107.Q – internally illuminated signs
 - Okay in business but not in the village or rural districts
 - Darker background, lighter text is less intrusive; no flashing, etc.
- 3107.Q.4 – remove
- 3107.Q.10 – this limits the areas that can be advertisements
 - Ms. Saxton will consider adding a table for signs
- 3107.R – Temporary Signs
 - For annual fee, sell licenses for advertising signage; i.e., dancing man, blow-up ape, balloons, etc.
 - ZA hasn't historically enforced signs; need some provision for temporary signs
 - Temporary = movable
 - PC concern – could be abused, particularly along Route 2, though the ZA feels more businesses in town are very professional
 - Temporary signs are banned in the current regulations; this language is one avenue, could create exemptions, could create permitting process
 - Exemption for non-commercial temporary sign, one per lot; could remove 'non-commercial'; reasonable signs would not be a problem
 - Ms. Saxton will take out the fee schedule part and revise the exemption language
- 3107.S – sign area adjusts for negative space and encourages creativity-shaped signs; similar to what we do now
- 3107.T - sign must be remove within 90 days of a change in use
- 3108 – Trash, Composting, Recycling – refers to commercial site plans
 - Trash receptacle must be on a solid surface if it will be picked up
 - Add language regarding onsite composting
 - PC discussed the language of making a storage enclosure out of the same material as the main building; it might discourage accessory structures
 - PC agrees to prohibit chain link fences with slats
 - Ms. Saxton will use fence language here, including using permanent material
 - ZA mentioned the town's Rec Field does not have screening or solid platform for the trash; Ms. Saxton noted that is not a problem because there is no permanent building
 - The PC would like to add language dealing with public spaces; Ms. Saxton will add something for seasonal uses

320 – Use Standards

- Multifamily means 5 or more dwelling units
 - This confirms a base quality for commercial projects; the regulations are more onerous
- 3201.B.2 – private/semi-private outdoor space – is relevant to development in all districts
 - How would this affect EMSLI?
 - Play space requirements are not spelled out; leaves some room for DRB discretion and flexibility
- The PC likes the general level of quality requirements, open space; minimum of 400 square feet
- 3201.F – prohibits commercial space above residential; as we already have this in town, PC agreed to remove this section

- 3202 – Accessory Dwellings
 - Provides minimum unit size
 - Allows for two bedrooms
 - Landowner can live in either residence
 - Shared driveway – ZA would like an exemption for a 2nd access if it makes more sense
 - Concern – owners who don't occupy either residence; should be converted to a duplex; if we allow two rental properties this would double the density everywhere and possibly provide more affordable housing

The PC will schedule additional meetings for the two extra weeks in January since they are behind schedule.

State/Federal Permit Applications

VT Compost is looking to add pop-up structures; neighbors are trying to amend the permit
PC can comment by the Monday deadline; the PC decided to see how things play out
Winooski Hydroelectric is applying for federal re-licensing; there is no action required

Updates

- Housing Conference – Ms. Malina reported that she attended a seminar on incentives for affordable housing; she found that Hinesburg is similar to EM
 - The Greenstreet Project is 23 units on 13.5 acres, which took many years to complete
 - Hinesburg has an Affordable Housing Committee
 - The town has encouraged development in town and it was suggested that the PC ask the Town Manager to come to a PC meeting
 - Inclusionary zoning and farmworker housing provisions
- Energy Committee – no update
- Old LaPerle Farm Property Committee – this will be a topic at the next SB meeting
 - Mark Fontaine would like to use the upper part of the property for his cattle
 - Friends of Winooski River – repairing the riparian buffer, plans for a trail
 - Farmhouse – SB will reward the right to take the building down

ZA Report

- 7 new permits since the last meeting, 54 total year-to-date
- Fontaine has added a tiny house as an accessory dwelling just below his house

DRB Report

- Next meeting December 4 – O'Hare subdivision final hearing; 4 lots on Dodge Road, 3 plus a remainder lot of 10 acres each; neighbors don't want houses on lots 2 & 4 and are trying to purchase

Review Minutes

November 1, 2018

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

Vote on Motion: Passed 5-0-1 (Mr. Hess abstained)

Motion to Adjourn. Made: Mr. Lane, second: Mr. Hess. Passed unanimously. Meeting adjourned at 8:55p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk