

January 3, 2019

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

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

Call to order: 7:02pm

Changes to Agenda – None

Public Comment – None

Zoning Update: Continued Discussion of Draft Zoning with Brandy Saxton, PlaceSense

The PC continued reviewing Chapter 3.

330 – Subdivision Standards

- Mostly statutory, standardized language throughout the section
- 3304 – Lot Design
- 3304.B – Lot Dimensions - discourages oddly-shaped lots
- 3304.B.1 – new lots must have road frontage on public or private road
- 3304.C – Building Envelopes – requirement on lots over 2 acres in size
 - Subdivision process is the only chance to influence where houses will be built
 - Could have more than one envelope on a larger parcel for more flexibility; the envelopes can be amended
- 3304.C.5-7 – include ‘may’ for flexibility for DRB review; is a vehicle for protecting natural resources
 - The PC discussed adding language to encourage specific siting; Ms. Saxton will include illustrations for siting examples and will beef up the natural resource protection concept
- 3304.D – Screening
- 3304.D.1 – who is the ‘expert’ who decides what to preserve; the PC would like to see this be more specific, reference the forest blocks from the Town Plan; the PC agreed to leave the ecological/aesthetic value language
- 3305 – Design & Layout
- 3305.A – includes more detailed road standards; should be reviewed by the Road Foreman/Fire Chief
 - The standards apply to all new roads that serve more than 3 lots; shared driveway for 2-3 lots
 - 60ft ROW gives more flexibility for drainage, sidewalks, parking, turnabouts
 - Maximums refer to limiting impervious surfaces
- 3305.A.14 – grade of 8% is on the low side; there are some steep slopes in town
- 3305.B – Pedestrian/Bicycle Facilities
 - Require sidewalks in Village districts; concrete has longer life than asphalt, though asphalt is cheaper/easier to repair
 - Re-visit this after the district discussion
 - Density could also trigger the need for sidewalks; maintenance is based on ownership of road, could develop a sidewalk ordinance
- 3305.D – Firefighting Facilities
 - Concern with requirements forced by the Fire Department
 - Larger subdivisions going through Act 250 review might need a fire pond
 - Consider requiring for major (4+ lots) subdivisions
- 3305.E – Utilities – refer back to 3106.F for screening requirements
- 3305.H – Soil Preservation – prevent stripping of topsoil

340 – Planned Unit Development Standards – 3 types with different purposes

- 3402 – Campus
 - Mixed use, industrial setting; not for retail, residential primarily
 - Could apply to properties like Orchard Valley, All Together Now, EMSLI/Twin Valley
 - PC will discuss the no more than 40% residential/retail requirement; can be tweaked
 - This is the only PUD with a business component
- 3403 – Cluster Housing
 - Allows for increased density, though not in Rural Agricultural/Conservation
 - Mostly small footprint buildings
 - PC discussed a density bonus for larger houses, but would like to encourage smaller, more affordable housing
 - Approved with subdivision standards and site plan review
 - Appropriate for condo development; own the house but not the land
- 3404 – Conservation
 - Rural cluster development, with no density bonus
 - Maximum building footprint of 4800 square feet, with a maximum height
 - Multi-family units are allowed

- 60% of the total acreage must be set aside for conservation; i.e., with 100 acres, 60 acres conserved, 10 residential units on the remaining 40 acres
 - Probably will have shared septic/water systems
 - Both cluster and conservation options allow community/shared buildings
- The PC will review definitions and districts/maps at the next meeting.

Discussion of 2019 Elections

Ms. Potter and Ms. Watson are up for election; Mr. Hill is not running. Zach Sullivan is interested in running for the open seat. The signed petitions are due at the end of January.

Discussion of PC Report for Town Annual Report

The PC reviewed the draft report prepared by the Chair.

Motion: I move to approve the draft report with the noted amendments. Made: Mr. Hess, second: Mr. Lane

Vote on Motion: Passed unanimously

Updates

- Energy Committee – no update
- Old LaPerle Farm Property Committee
 - Next meeting will include a discussion on selling some of the property to Fontaine

ZA Report

- 55 permits in 2018

DRB Report

- Next meeting on 1/8/18
 - Brown conditional use hearing – motor vehicle service
 - Abrams sketch plan – 5-lot subdivision

Review Minutes

December 20, 2018

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

Vote on Motion: Passed 6-0-1 (Mr. Hess abstained)

Other Business

Roads Report – possible meeting in April 2019

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

Respectfully submitted by Kristi Flynn, Recording Clerk