

January 17, 2019

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

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

Call to order: 7:06pm

Changes to Agenda – Update on Resilient ROW

Public Comment – The Chair read an e-mail received from Rick Hopkins; he thanked the PC for their work on the zoning regulations and suggested that a date be added to the cover page on documents on the town's website.

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

The PC reviewed Chapter 2 – Zoning Districts.

Ms. Saxton reviewed the changes she made to the districts:

- Removed Village Business
- Added Mixed Use district, including in North Montpelier
- New Mixed Use district for Upper Village
- Added Residential area around lower village, school, Center Road and North Montpelier
- Business – merged both districts together
- Three Rural districts – RL2 (min 2 acres), RL10 (min 10 acres), RL20 (min 20 acres)

210 – Base Zoning Districts

- 2101 – Mixed Use 4 – change to 4 units per 1 acre
 - LaPerle property – include in denser development, split between Mixed Use 4 and Residential
 - Village solar project parcels – move to Mixed Use 4
 - Suggestion – move Home Center parcel to Business District; Ms. Saxton had added lumberyard to Mixed Use 4 conditional uses; the PC decided to leave the parcel in Mixed Use 4
 - The PC added additional parcels to Mixed Use 4 district in North Montpelier; most of North Montpelier is in the flood plain, with a 200 foot buffer around the pond
 - All conserved land is in RL20, the lowest density
 - Much of the zoning changes match the existing development pattern
- Dimensional Standards
 - Frontage, coverage and setbacks are defined in the first part of the section
 - Setback – on gravel roads, it is best to measure from the centerline as opposed to using the edge of the ROW
 - Wait for illustrations for a final decision; add 25 feet to the setbacks if measured from the centerline
 - Footprint – maximum doesn't apply to civic functional uses, such as the town office or fire station
 - Ms. Vissering suggested adding back the Village Business district to include Dudley's, the fire station, LaPerle property, etc.; could take some commercial uses out of a mostly residential area (Mixed Use 4)
- 2102 – Mixed Use 2
 - Mostly located along Route 14 South, the upper village
 - More industrial uses are allowed
 - PC included Frazier lot and the lot at the corner of Fair Road in Mixed Use 4
- Dimensional Standards
 - The front setbacks are closer to the road to create a village feel
 - Density – 1 unit per ½ acre
 - The PC discussed whether they want this district to have a village feel or a suburban feel
 - Apply maximum setbacks to non-residential

The PC will pick up with Residential district (page 2-12) at the next meeting

Discussion of Article for Submission to the SignPost

The PC reviewed the draft provided by the Chair. The PC suggested adding context to the zoning objectives. The PC agreed with the draft with the discussed amendments.

Updates

Energy Committee – Ms. Vissering reported that she and Lindy Biggs have a meeting scheduled with Bonnie at CVRPC to review the existing report. They will bring the results back to the full committee. The ZA reminded Ms. Vissering that the Energy Committee needs to follow the open meeting laws.

Old LaPerle Farm Property Committee – Mr. Stout reported that the committee met last Tuesday. EMSLI is no longer interested. Abutting landowner Hodgeman donated a 3-acre parcel to the town, which has septic capacity. Abutting neighbor Fontaine is interested in purchasing part of the LaPerle property, but not sure how many acres he wants yet. The Friends of the Winooski will be

planting a riparian buffer along the river for erosion stabilization. The farmhouse should be moved by May 2019; the Road Foreman may re-build the house on another property to maintain the historic structure at no cost to the town. The committee will invite developers in to bring in concept designs for the property.

ZA Report

Two permits in 2019 – Abrams (subdivision) and Brown (change of access)

DRB Report

Next meeting on 2/5 to discuss the Abrams subdivision

Review Minutes

January 10, 2019

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

Vote on Motion: Passed 7-0

Training

Planning & Zoning Roundtable – January 30, 6-8pm at CVMC Conference Room; there is no cost but those interested need to RSVP

Other Business

- Update on Resilient ROW grant application – the application was written by a town resident for a \$2000 grant; the project will inventory the ash trees and develop a plan to deal with them
- Winooski Hydroelectric – re-applying for a permit; PC doesn't need to take any action

Motion to Adjourn. Made: Mr. Lane, second: Mr. Hill. Passed unanimously. Meeting adjourned at 9:35p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary