

February 7, 2019

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Zach Sullivan, Brandy Saxton (on phone)

Call to order: 7:06pm

Changes to Agenda – None

Public Comment – None

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

The PC continued the review of Chapter 2 – Zoning Districts.

210 – Base Zoning Districts

- 2105 – Rural 2
 - New Rural Business District could work with those business along Route 2 and Route 14N – Fontaine’s, Bragg’s and other similar businesses along Route 2/14
 - Could take commercial uses out of Rural 2
 - Difference between Rural Business and Business 2 – Rural Business is more residential-friendly
 - Review conditional uses – decide if there are any the PC would like to remove; what kind of industrial/commercial uses do you want?
 - Discussion of commercial and industrial uses
 - Possibly remove #'s 4, 8, 9, 10 and 13 – put in Rural Business
 - Ms. Saxton will work on mapping the new district
 - E – Development Standards
 - Ways to make businesses fit into Rural 2
 - DRB has more flexibility to shape the development
 - Goddard housing will now be non-conforming; consider moving to Residential, would give more flexibility, has water/sewer hook-up
 - E.4 – concerned with cost of requirements; purpose is to discourage basic steel buildings; PC considered removing #4 altogether
 - E.3 – Ms. Saxton will add architectural illustrations; buildings can be modern but still reflect traditional architecture
- 2106 – Rural 10
 - Areas not on paved roads, has road frontage, no significant restrictions
 - A – purpose – farming, forestry, low-density residential
 - C – conditional uses
 - Home business moved here from permitted
 - No multi-family option – always have PUD option
 - Concern with industrial uses on unpaved roads
 - PC discussed removing #3, 7, 8 and 11
 - Move golf/country club conditional use
 - D – dimensional standards
 - 10 acre zoning with 2-acre minimum
 - PC is not sure 10 acre minimum is the right direction in this area; some lots are already 3 or 7 acres
 - Lots of conserved land and challenging topography
 - Question of how much development growth the land can handle
 - Policy question – where do you want to focus the most residential growth

The PC will pick up with Rural 10 at the next meeting; the members should review the Town Plan language regarding these districts.

Discussion of Additional Special Meetings

The PC will have an additional meeting on February 28, then the regular meetings on March 7 and March 21. The PC discussed zoning higher density along all roads and protecting the back lots. It is hard to reduce below 2 acres in rural districts without septic and water.

Updates

- Energy Committee – Ms. Vissering and Ms. Biggs met with Bonnie Wannager and received some useful guidance
- Old LaPerle Farm Property Committee – no meeting has been set, possibly 2/12; John Connor will attend the meeting with a developer’s perspective; town may sell some of the property; EMSLI is now out of the picture

ZA Report

Seven permits in 2019 so far

DRB Report

No meeting on 2/5, next meeting is scheduled for 3/12

Review Minutes

January 17, 2019

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

Vote on Motion: Passed 8-0

January 31, 2019

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

Vote on Motion: Passed 8-0

Other Business

- Filling a PC Vacancy – it is too close to Town Meeting, must be opened up to all residents; the SB will appoint a member until the next election with a PC recommendation
- Grant – Resilient ROWs Committee – the town has received a grant of \$2,000 to conduct an inventory of the ash trees along roadways that are susceptible to the ash borer disease; the committee will sample areas in town to be used for education of landowners; there is training available from CVRPC

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

Respectfully submitted by Kristi Flynn, Recording Secretary