

February 21, 2019

PC Members Present: Julie Potter (Chair), Jean Vissering, Kim Watson, Mark Lane, Jack Pauly

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

Call to order: 7:04pm

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. Ms. Saxton brought new maps and a written draft of Chapter 2 reflecting the changes discussed at the last meeting. The map doesn't include all changes yet. Ms. Saxton created a second business district and 2 rural districts; Rural 2 is mostly the same, but Rural 5 and Rural 10 are new. North Montpelier was added to Mixed Use 4. Development review standards are triggered for major site plan reviews. The former Goddard College land has been added to Residential 2.

210 – Base Zoning Districts

- 2104 – Business 2 – 4 areas in town
 - Along Route 2 to Plainfield – includes sales and service
 - Along Route 14N – includes sawmill and Bragg's – add the lot next to Bragg's and the lots next to Fontaine's through Laquerre's
 - Along Route 2 – includes Mekkelsen's and the area across the road
 - Discussion regarding adding additional lots or adding some business conditional uses in Rural 2
 - Discussion of cutting Business 5 zone closer and include retail parcels in Business 2; remove sales lot out of Business 5
 - There are no density bonuses to encourage business development but business is encouraged in the village by reducing lot sizes and adding additional uses
 - Along County Road – includes Morse Farm and the car repair shop
 - Uses – permit residential, many business uses; moved sales lots, auto-related to conditional use
 - Dimensional Standards – max height of 28' should accommodate 2 stories; PC decided to change the max height to 35' town-wide (measured to the peak of the roof)
- 2105 – Business 5
 - Includes Packard Industrial Park
 - Consider reducing minimum to 3 acres from 5 acres; PC agrees to change minimum to 3 acres
 - Bigger lots are conducive to larger manufacturing but most of the area in the center of the district is not usable anyway
 - A – purpose – revised language to encourage different business from the village
 - C – conditional – leave retail sales/sales lot as conditional uses
 - D – dimensional – decrease lot size to 3 acres, increase lot coverage to 60%
- 2106 – Rural 2
 - Areas along paved road
 - Fewer permitted uses, removed all industrial uses
 - 3+ campers and/or campsites constitutes a campground
 - Discussion regarding road frontage requirement; minimum of 150' with an increase to 300' for non-residential/mixed use
 - No limitation on length of driveway but standards discourage longer driveways
 - Front setback has been reduced to encourage building closer to the road
 - Policy question – what kind of home business do you want to allow; see Section 3204 – Home Business

The PC will pick up with 2106.F - Rural 5 at the next meeting; the members should review the Town Plan language regarding these districts. Ms. Saxton will bring a map with conserved land to the next meeting.

Recommend Consultant for FY2019 Municipal Planning Grant

The PC reviewed the quotes received from PlaceSense and CVRPC. The purpose of the grant is for public outreach.

Motion: I move to appoint PlaceSense for the FY2019 Municipal Planning Grant. Made: Ms. Watson, second: Ms. Vissering

Vote on Motion: Passed 5-0

Update on Appointment of New Member

The PC is looking for someone to fill out Ray Stout's term. Three people have submitted a statement of interest so far; interviews are planned for March 7. The PC reviewed the draft questions; the ZA suggested having a group conversation on 3/7 at 7pm.

Updates

- Discussion with Selectboard – the Chair spoke with the SB regarding the CVRPC and the PC; she also spoke with a reporter from the Times Argus and shared the resulting article with the PC
- Development of Local Hazard Mitigation Plan – the plan has expired and the ZA met with the CVRPC regarding a re-write of the plan, which the town will pay for. A survey will be sent out to all residents with a public forum on 3/18 to choose sites of interest. The CVRPC has a 65-page template that they are confident will work. A draft might be completed by summer 2019.
- Energy Committee – Ms. Vissering and Ms. Biggs have split up the editing duties
- Old LaPerle Farm Property Committee – the committee met with John Connor for conceptual and potential options; they reviewed what is developable and what should be sold. Mr. Connor noted that about 20 acres is developable; Fontaine would like to purchase about 8 acres abutting his property; Mr. Connor will come back with a plan for what a 20-unit development might look like

ZA Report

Two new permits, a boundary adjustment and a subdivision

DRB Report

Next meeting is scheduled for 3/12

Review Minutes

February 7, 2019

Tabled to next meeting

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

Respectfully submitted by Kristi Flynn, Recording Secretary