

February 28, 2019

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Brandy Saxton, Gabrielle Malina, Siu Tipp Lam

**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, starting with Section 2106.F – Rural 5.

210 – Base Zoning Districts

- 2106.F – Rural 5 (will be renumbered/reformatted)
  - Rural lands on unpaved roads
  - Removed some commercial and industrial uses; moved recreational uses to conditional uses
  - District was Rural 10 previously; some land was moved out to current Rural 10 (previously Rural 20)
  - Purpose – move #4 to first
  - Permitted uses – OK as written
  - Conditional uses – Ms. Saxton removed Lawn, garden supply sales, Food/Bev manufacturing and Wood manufacturing; these could be home businesses based on scale
  - Adaptive re-use of barns/historic structures – revisit; consider adding to Section 3
  - Dimensional standards –
    - Discussion of lot size versus lot density
    - Give more flexibility for lots over 10 acres
    - Notation of density will be on the plat instead of in the deed
    - Discussion of a sliding scale based on acreage size
    - Ms. Watson suggested going with just Rural 2 and Rural 10, removing Rural 5
    - The ZA suggested leaving the rural areas as 3 and 7 acre minimums with targeted areas for growth
  - Mr. Hill asked a general question about encouraging energy efficiency; Ms. Saxton noted that zoning doesn't have the authority to regulate building codes, though zoning could have some effect with subdivisions and building envelopes
- 2107 – Rural 10
  - Includes most of the conserved land, and land that is more than 1000 feet from the main roads
  - Similar purpose and uses as Rural 5
  - Conditional uses – added sawmills
- District policy questions – does the PC want to go from 3 rural districts to 2 districts?
  - 2 districts would be simpler
  - 3 districts would allow more density on the paved roads, lower density on the unpaved roads
  - Think about capacity of the infrastructure to handle increased traffic volume as opposed to paved/unpaved
  - Options: 2, 5 and 10 acres or 2,3 and 10 acres; need to decide by the end of the next meeting

The PC will pick up with the district discussion at the next meeting and talk about scheduling a public meeting in April. For the 2<sup>nd</sup> meeting in March, the PC will review flood regulations; Ms. Saxton will send some text highlighting what needs to be decided.

**Appreciation of Member Service**

Mr. Stout served on the PC for four years, bringing a welcome perspective of a young family in the village. Mr. Hill served for five years; he was a reliable voice of common sense and an excellent writer and editor. The Chair thanked both men for their fine service to the PC.

**Review Minutes**

February 7, 2019

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

**Vote on Motion:** Passed 6-0

February 21, 2019

**Motion: I move to approve the minutes as amended.** Made: Ms. Vissering, second: Ms. Watson

**Vote on Motion:** Passed 6-0

**Other Business**

At the March 7, 2019 meeting, the PC will interview the candidates for the PC vacancy, and then call Ms. Saxton on the phone to continue the zoning discussion.

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

*Respectfully submitted by Kristi Flynn, Recording Secretary*