

April 18, 2019

PC Members Present: Julie Potter (Chair), Jean Vissering, Scott Hess, Zach Sullivan, Siu Tip Lam, Mark Lane, Jack Pauly
Others Present: Kristi Flynn (Recording Secretary), Brandy Saxton

Call to order: 7:00pm

Changes to Agenda – None

Public Comment – None

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

Ms. Saxton reviewed the land that is conserved and that is in current use in the town. Ms. Saxton reviewed the basic buildout analysis that she conducted. She compared the current regulations to the proposed regulations and looked at the development potential in each new district. She removed conserved land, municipal land and cemeteries from the analysis. Following are the figures:

- Current regulations: existing: 1,055 units/uses; max additional: 4,207 units/uses; most potential in Zone D
- Version 4: max additional: 4,748 units/uses; 13% increase; most potential in Mixed Use & Residential 2 districts
- Version 5: max additional: 5,216 units/uses; 24% increase; most potential in Mixed Use, Residential 2 and Rural 2 districts

Preparing for the Public Forum (May 2, 2019)

- The PC reviewed the slide presentation created by Ms. Saxton. The PC discussed the following items for the forum:
- Get a sense of what areas those in attendance are interested in
- Map with purpose statements on the back as a handout
- Rural districts will be more complicated to explain
- Include maps of Versions 4 and 5 on the walls
- Density-based definition and illustration needed; accomplishing goal of density in RL 5 and RL 10; creates flexibility for landowners
- Questions to pose:
 - Preference for Version 4 or 5
 - Send out survey via e-mail after the forum with about 4 questions
 - Get general sense after every section
 - What do you want to see regarding density
 - What do you want to know more about
- Send potential questions to the Chair and Ms. Saxton
- Ms. Saxton will remove the buildout analysis from the slideshow; she will have maps for the wall in case the subject comes up
- Handouts:
 - Small scale maps with purpose statements
 - Questions
 - Dimensional standards
 - Clean copy of Chapter 2 only (the whole draft will be posted online)
- Next steps: have one additional forum in June, with an open house format; discuss the specific date via e-mail so it can be announced at the May forum

Updates

- Hazard Mitigation Plan – the committee has met and discussed the top priorities in town, the next meeting will be at the 4/22 SB meeting
- Energy Committee – no update
- Rural Roads Vegetation Assessments PAC – Ms. Vissering reported that the public training will take place on 5/10 from 1-4pm at the Four Corners Schoolhouse; the training will show people how to identify ash trees and enter their locations into the state system; the survey looks to identify ash trees along roads and develop a plan for dealing with the ash borer issue
- Old LaPerle Farm Property Committee – no update on a future meeting; the farmhouse is in the process of being removed, VTrans will come fill in the area

ZA Report

One new permit

DRB Report

Next meeting is scheduled for May 7 – two hearings (Abrams subdivision and Bailey duplex)

Review Minutes

April 4, 2019

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

Vote on Motion: Passed 7-0

Motion to Adjourn. Made: Mr. Lane, second: Ms. Lam. Passed unanimously. Meeting adjourned at 9:00p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary