

May 2, 2019

PC Members Present: Julie Potter (Chair), Jean Vissering, Zach Sullivan, Siu Tip Lam, Mark Lane, Jack Pauly, Jay Stewart

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Brandy Saxton, Clarice Cutler, Ann Gilbert, Trevor Lewis, Loring Starr, Glenn Weyant, Jeff Cueto, Erik Esselstyn, Carl Etnier, Kim Swasey, Norman Hill, Lyn Blackwell, Ed Blackwell, Tom Brazier, Steve Justis, Alice Dworkin, Rick Hopkins, Kimberly Jessup, Shari Young, Geoff Beyer, Celeste Huck, Lindy Biggs

Public Forum on Draft Zoning Districts

Call to order: 7:03pm

The Chair introduced the PC members and Ms. Saxton to the group. The Chair explained the process the PC has gone through from the Village Master Plan to the Town Plan to the new draft zoning regulations. The PC must make sure that the regulations match the Village Master Plan and the Town Plan. The Chair noted that the PC is asking for feedback on this current draft. There are surveys that can be filled out at the end of the hearing. The Chair reviewed the current zoning and explained the purpose of tonight's hearing to compare the proposed districts to the current districts and discuss the two alternatives.

Ms. Saxton reviewed the presentation on the current and proposed districts.

- Mixed Use & Residential: 3 districts: MU4, MU2, Res2
 - Reviewed permitted and conditional uses - permitted business would still go through site plan review
 - Reviewed development standards
- Questions/comments:
 - Discussed development potential, which is still limited by lack of infrastructure
 - Mr. Etnier – is there anything there today that would be non-conforming under the proposed regulations? The PC has tried to take into account what is in each district and make structures and use less non-conforming
 - Concern from Ms. Dworkin: affordable housing and ideas for infrastructure. PC has discussed common/shared wastewater systems, need to change zoning to get the ball rolling
- Business 2 & Business 3
 - Bus2 – small commercial, 2-acre minimum lot size, four areas throughout town
 - Bus3 – larger industrial, 3-acre minimum lot size, no additional residential uses allowed
 - Reviewed permitted and conditional uses; the major issues here have to do with traffic issues
- Questions/comments:
 - Mr. Esselstyn – supports the general idea of zoning, appreciates the work done by the PC
 - Mr. Hopkins – this is a pretty dramatic change from current zoning districts; did you start with village zoning or town-wide? The Chair noted that the current districts have been in existence since the 1970's and the Town Plan dictated that they needed to be reviewed
 - Mr. Etnier – is there anything there today that would be non-conforming? The Chair answered that the PC tried to limit the non-conformities town-wide
- Rural Districts – much of the town is rural, a balance of working lands and residential uses
 - The current density in the rural districts is one house per 14 acres; in RL10, 4,100 acres (77%) are conserved
 - Alternative 4 – RL2, RL5 and RL10
 - Guides development along paved roads and guides development away from non-readily accessible land
 - This alternative is more of a change from the current regulations
 - Alternative 5 – RL2, RL3, RL10
 - RL2 removed from along County and Center Roads
 - This alternative is more similar to current zoning
 - Discussion of density-based zoning; more flexible option in the RL10 district
 - Ms. Saxton shared examples of conventional versus PUD versus density-based zoning
 - Review of permitted and conditional uses
- Questions/comments:
 - Mr. Lewis – appreciates the attempt to keep the forest blocks together
 - Ms. Huck – would like to see more density in the Horn of the Moon area
 - Ms. Blackwell – have you looked at the intended as well as unintended consequences? The Chair noted that they can tweak any issues that are not working; Ms. Saxton doesn't expect a dramatic change in new development
 - Ms. Biggs – she feels that going from 7 acre to 3 acre minimum wouldn't work on some of the dirt roads

Next steps:

- Presentation will be posted on the town website
- Thank you for any feedback to help the PC

- PC is planning three additional forums in June focused on rural, village and business; June 6 forum will focus on the village
- There will be a new draft that incorporates the feedback received
- The PC must hold one formal public hearing before turning it over to the SB

Public forum adjourned at 9:07pm.

Regular PC Meeting

Call to order: 9:15pm

June Public Forums

The PC locked in the following dates for public forums: 6/6 for the village, 6/20 for rural and 6/27 for business. The PC will not meet on July 4.

Thoughts on the Forum

- Surprised with the high turnout
- Most seemed to be in favor of changing zoning, though quite a bit of confusion, hard to understand the scale
- The Chair suggested going with Alternative 4 to submit the draft to the state to satisfy the first grant
- Mr. Sullivan suggested naming the versions A & B instead of 4 & 5
- People were trying to be open-minded
- Consider forest blocks in 7-acre district versus RL10
- Hopefully work will get out now since there was some good discussion tonight

Review Minutes

April 18, 2019

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

Vote on Motion: Passed 7-0

DRB Report

Next meeting is 5/7 – 3 hearings

Other Business

Each PC member received a clean copy of the current draft regulations. The June forums will be more informal.

Motion to Adjourn. Made: Ms. Vissering, second: Mr. Sullivan. Passed unanimously. Meeting adjourned at 9:36p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary