

June 6, 2019

PC Members Present: Julie Potter (Chair), Jean Vissering, Zach Sullivan, Siu Tip Lam, Mark Lane, Jack Pauly, Kim Watson  
Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Brandy Saxton, Lindy Biggs, Anne Campbell, Ken Matzner, Cindy Tomaszewicz, Fred Strong, Bob Morey, Glenn Weyant, Ann Stanton, Renee Carpenter, Steve Justis, Bruce Howlett, Carol Dickson, Karen Saudek, Dick Saudek, Gene Troia, Erica Zimmerman, Al Ploof, Barbara Ploof, Clarice Cutler

Open House convened at 7pm. There was a brief presentation by Ms. Saxton regarding the reasons for the changes to the zoning regulations (changes in state statute, feedback from ZA/DRB, implementation of action items from Town Plan). She noted the proposed village zoning is based on the Village Master Plan.

Question/Comments:

- Did the state make EM change zoning? No
- How many towns in Central VT have zoning? 19 of 21
- Where does on-farm business show up in the regulations? In Section 3229 and on the Use Table
- Discussion on non-conforming structures – see section 330; many things are grandfathered but can't be made more non-conforming
- Non-permitted business – if closed for more than one year, must get a permit to re-open if a permitted use
- What problems exist right now that PC is trying to solve?
  - PC underwent a technical review of the current regulations
  - Started with looking at building up village businesses and density
  - Keep agricultural land/forest blocks intact
  - Make regulations clearer for applicants
  - Make permitting more streamlined
- What are the different uses in Mixed Use (MU) versus business districts?
  - MU allows residential and light industrial uses
  - Business2 allows for residential uses to support business that are there
  - Business3 is for heavy industrial uses; no new residential uses allowed
- Discussion on the lack of infrastructure in order to create more density; zoning won't immediately solve these issues but this revision makes it easier to create density
- Adoption of the regulations – for a town our size, the SB has the authority to adopt the zoning regulations; in order for the town to vote on them, we would have to hold a vote to approve voting on the regulations
- There is some concern that the soils in the areas designated for higher densities will not support shared systems; it is possible to cross zoning boundaries for water/septic systems if necessary
- Communication of further questions/comments – send to ZA in town office
- Would a farmer's market be permitted? Are trails permitted? Most recreation is a permitted use in most districts, trails are exempt from all regulations (except if you need a bridge), farmer's markets are permitted based on size, frequency and permanence
  - It was noted that some businesses, such as Morse Farm, come to the SB for approval of one-off events

Open House adjourned at 8:53pm.

### **PC Meeting**

**Call to order:** 9:06pm

### **Discussion Open House Feedback**

PC members thoughts on the open house and the format:

- Small but vocal group
- Some like the new regulations while some hate the whole concept
- Some wondered why the school was included in a residential area
- Format comments:
  - Ended up looking at the big map mostly but still good to have the detailed maps
  - Need a greeter to introduce the topics and maps
  - Need another large-scale map of the current zoning districts
  - Fact sheets were very helpful for most people

**Finalize Format and Materials for June 20 and June 27 Open Houses**

The PC reviewed and approved the text of the fact sheets for the next two open houses.

For the 6/20 open house, make it clear that there are two options and explain the differences; the Chair will try to add this to the fact sheet.

For the 6/27 open house, clarify that Bus3 is mostly the current Industrial Zone. The business open house might need more presentation on site plans, floodplain, etc.

A suggestion was made to have the brief presentation first, then break up into groups to answer individual questions, then get back together for the group discussion.

Volunteers:

- Greeter – Ms. Cutler
- Note-taker for 6/20 – Ms. Lam
- Refreshments – Ms. Vissering
- Publicity – 3-4 posts on Front Porch Forum

**Review Minutes**

May16, 2019

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

**Vote on Motion:** Passed 7-0

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

*Respectfully submitted by Kristi Flynn, Recording Secretary*