

July 11, 2019

PC Members Present: Julie Potter (Chair), Jean Vissering, Zach Sullivan, Siu Tip Lam, Mark Lane, Jack Pauly, Kim Watson, Scott Hess

Others Present: Kristi Flynn (Recording Secretary), Lindy Biggs, Clarice Cutler

Call to order: 7:00pm

Public Comment: None

Review Feedback on Draft Zoning Districts

The PC reviewed the feedback received and had the following comments:

- Chair – do we have enough information to make a decision?
- Ms. Biggs – general perceptions: why are we changing from 7 acres to 10 acres; how do we keep open space
- 57 people attended an open house - many divergent opinions
- Mr. Sullivan – can we focus on just one topic and post it on Front Porch Forum
- SignPost submission deadline is July for Aug/Sep issue – the Chair will draft an article for the next meeting
- Chair proposed tackling easiest, less complicated issues first, looking at the concept first, then the details
- Ms. Watson – first question is do we want to scrap the old regulations or continue with the new draft
- PC decided to look at the bigger picture, discuss the village first and agree conceptually
- Ms. Vissering – would like to keep the new maps, though possibly make some changes; she feels the comments on the village were supportive, Center Road residents not happy with lower density
- Mr. Sullivan – takeaways – for those that like how it works now, value that opinion; setbacks could be tweaked for non-conforming lots
- Ms. Lam – people are interested in affordable housing but wastewater causes issues; people want a community feel; she thought new regulations were implementing the Town Plan, which is what people seem to want
- Mr. Lane – current infrastructure won't support higher density
- Ms. Vissering – these regulations allow for small, shared systems, which could support higher densities
- Mr. Pauly – maybe we should have simply tweaked the old map instead of creating all new districts
- Ms. Vissering – business districts look spotty because we were trying to discourage strip development
- Ms. Watson – it feels like we have strayed from the Zoning chapter in the Town Plan
- The Chair reviewed the reasons that constrained the process – for the grant funds, we have to produce a draft for the State; the PC gave Ms. Saxton free rein in the beginning since it is easier to remove things than add things
- Ms. Watson – doesn't feel Ms. Saxton took our regulations into consideration
- Ms. Biggs – concept appears to be functional zoning; how do we want different parts of town to function
- PC will review the purpose of each district
- Ms. Cutler – she agrees that the proposed regulations are complicated and many people just aren't interested until it affects them; we probably haven't heard from those who agree with the changes

Village Districts:

- MU2, MU4 and Res2 match pretty close to the Village Master Plan
- Do we want village zoning; are these districts correct
- Do we need to MU districts
- MU4 contains the historic core along Route 2; MU2 allows for larger businesses along Route 14
- There was some discussion regarding the setbacks being too close to the road along Route 2
- Consideration of re-naming the districts, maybe include 'Village' in the title
- PC is okay with village districts conceptually, will re-visit pinned items:
 - EM Home Center in MU4 or Bus2
 - MU2 up against Lylehaven property
 - Consider conservation easements

Res2 in village areas:

- Incorporates denser multifamily, residential uses surrounding mixed uses
- Discussion regarding changing minimum of ½ acre to 1 acre; consider density bonus for PUDs
- Remove RL10 block from the middle of Res2 area
- PC is okay with location of residential district, will re-visit pinned items:
 - Discuss ½-acre versus 1 acre minimum
 - Existing composting business

Next Meeting:

Discuss North Montpelier, Gallison Hill, Center Road, Rural 2

Discussion about North Montpelier Village Designation Application

The Chair reported that the CVRPC has discovered historic maps of North Montpelier, which are available online. The pond access is classified as a civic use. For the application, the State will want to see income-producing uses. The Chair will bring a draft of the application to the next PC meeting. The deadline is the end of August and the SB must review and approve the application before then. The subcommittee has a site visit scheduled with Richard Amore on July 18. It was suggested that Laura Brown be contacted to see if she is interested in the process.

Updates

- Hazard Mitigation Plan – the SB reviewed the draft at their last meeting; they will review a new draft with requested revisions on July 22
- Energy Committee – committee is close to having a draft
- Rural Roads Vegetation Assessments PAC – Ms. Vissering reported that the ash tree survey is close to being done; there is a meeting planning in August to discuss the next steps; the volunteers counted and mapped 1700 ash trees in town
- Old LaPerle Farm Property Committee – meeting on August 12 at 7pm, no agenda yet

ZA Report

12 new permits since last meeting

DRB Report

The DRB approved a PRD for All Together Now – affordable housing with 3 standalone residences and 4 bedrooms in the main house, with a community center, preschool and after school care. The ZA is expecting it to be appealed.

Review Minutes

June 6, 2019

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

Vote on Motion: Passed 7-0-1 (Mr. Hess abstained)

June 27, 2019

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

Vote on Motion: Passed 8-0

Training/Conferences

- Vermont Community Leadership Summit, Vermont Technical College, Randolph, August 12 – if interested let the ZA know
- Zoning for Great Neighborhoods – announcement for a new project; they are doing what we are trying to do with the proposed regulations; it would be helpful but the tools won't be available until Spring 2020

Other Business

North Montpelier Opportunity

The ZA noted Eileen Pelletier, Executive Director of DownStreet, would visit VHCB about the options in North Montpelier. She will come to the town with a report. There are a number of issues in the area: landlord/tenant, health and fire safety issues. In the buildings that are up for sale, there are nine apartments and two apartments in the barn.

Motion to Adjourn. Made: Mr. Lane, second: Ms. Watson. Passed unanimously. Meeting adjourned at 9:15p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary