

October 3, 2019

PC Members Present: Julie Potter (Chair), Siu Tip Lam, Jack Pauly, Clarice Cutler, Scott Hess, Jean Vissering, Zach Sullivan
Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary)

Call to order: 7:01pm

Public Comment: None

Addition to Agenda: None

Continued Discussion on Revisions to Draft Zoning Districts

The PC reviewed the topics discussed by the Steering Committee.

Issue 13) RL10 Boundaries

- PC agreed the district should be 7 acres or less
- Islands of conserved land will be whatever the surrounding district turns out to be
- Reviewed Calais and Montpelier zoning on the borders
 - Montpelier is 2 acres; Calais is mostly 3 acres, with some conservation overlay (10 or 25 acres)
- Discussion on boundaries and conserved land
- What about current Zone E is broken?
 - People like the open spaces, rural character with fields and forest
 - This is what people are used to
- Suggestion: go back to Zone E and tweak the boundaries to adjust for different circumstances
- Look at what is available for development
- Corner next to North Montpelier that is forest block – PC leaning toward including in RL10
- Sense of starting with Zone E – PC agrees to go back to Zone E and tweak the edges

Issue 14) Support concept of density zoning

- Allows for more affordable lots
- Technical concerns from administrative perspective
- Focus on PUD regulations instead
- Would be hard for a lay ZA to follow in the future
- Look at other ways to encourage density, such as setbacks and building envelopes; could require subdivisions to have building lots
- Feedback – people didn't seem to like it, too confusing
- Some PC members like the flexibility density zoning provides
- Sense of density zoning: 2 PC members like it; 5 PC members do not
- PC agrees to look at other tools to help with keeping open space

Issue 15) Support concept of intermediate density – 3 or 5 acres

- PC agrees unanimously

Issue 16) Support concept of 3 acres, 5 acres or something else

- 5 seems too big
- 3 acre minimum for the intermediate density district supported unanimously

Issue 17) Support density zoning in 3-acre districts

- PC unanimously does not support this

The PC will look at Business Districts at the next meeting.

Updates

- North Montpelier Village Center Designation – Downtown Board approved the application for the village center designation
- Hazard Mitigation Plan – the new revised plan is on the town website; the SB will review at their next meeting
- Energy Committee – no update
- Rural Roads Vegetation Assessments PAC – Ms. Vissering reported they have a draft template for creating a plan; it will be discussed at a meeting next Tuesday to fill in the blanks; discussion of injecting larger ash trees
- Old LaPerle Farm Property Committee – discussed the possible Fontaine purchase at the last meeting; Fontaine would like to purchase about 30 acres, foresting some land and putting tiny homes on some property for long-term rentals; committee is looking at the possibility of selling the entire property

ZA Report

- Five new permits since last meeting
- Nine pending applications that are moving along
- Many waiver requests – ZA would like the regulations to reduce the number of waivers that are needed
- Coldwell Banker bought the Brown house in the Village

DRB Report

The DRB approved three applications at the last meeting, two waiver requests and one conditional use review. There are currently three hearings for the November 5 meeting.

Review Minutes

September 19, 2019 – tabled to the next meeting

Training/Conferences

- VLCT Fall Planning & Zoning Forum, October 23, South Burlington
- State Government Municipal Day, October 25, Montpelier (also other locations and dates)
- If interested in any of these sessions, let the ZA know; PC/DRB is the target audience for both of these conferences

Other Business

The ZA mentioned the SB vacancy with the resignation of Kim Swasey. Please let him know if you know of anyone who might be interested.

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

Respectfully submitted by Kristi Flynn, Recording Secretary