

June 18, 2020

PC Members Present: Julie Potter (Chair), Siu Tip Lam, Scott Hess, Zach Sullivan, Clarice Cutler, Jack Pauly, Paul Eley
Others Present: Kristi Flynn (Recording Secretary)

Call to Order: 7:03pm

Roll Call Attendance

The Chair took roll call attendance; the PC members noted above were present.

Statement Regarding Remote Public Meeting

The Chair noted that as a public body, the PC must still follow open meeting laws. Vermont is allowing remote meeting. The Chair read the recommended statement from VLCT regarding meeting remotely.

Changes to Agenda: None

Public Comment: None

Summer Meeting Schedule

The general sentiment of the PC members is not to take off August this year. The PC will plan to meet but please let the Chair know if you cannot make one of the meetings.

Village Zoning Discussion

The PC reviewed the draft of the Village Mixed Use District table. The following are the comments and discussions:

Purpose statement

- Suggestion to date the reference to the Town Plan and reference the Village Master Plan
- Discussion regarding how critical the zoning regulations are versus the Town Plan; Town Plan gets reviewed outside of the town, zoning regulations are approved by the SB and/or town residents
- After discussion, the Chair will remove the reference to the Town Plan and capture the idea of 'walkable' in the statement

Uses, Permitted and Conditional

- Suggestion to discourage drive-thrus as the circumstances have changed
- PC discussed maybe allowing in the village but not in other places in town
- Discussion regarding motor vehicle sales and service as permitted use; some members feel it doesn't fit into the character of the village; others would like to have a service station in the village
- As there are already sales & service locations in the village, the PC decided move 'motor vehicle sales' to conditional uses and leave 'motor vehicle service' in permitted uses
- Going back to the drive-thru discussion, it was noted that small local places could have drive-thrus
- Drive-thrus are not particularly pedestrian-friendly and take up more room, but it was noted that the village will not probably become a pedestrian mecca
- The vision is to bring more businesses to the village, make it less restrictive
- There are some development standards from Ms. Saxton's draft that might be useful for this purpose
- The PC agreed to move all drive-thrus in the zoning regulations to conditional uses

Updates

- Capital Improvement Committee – committee is waiting for requests to come in
- Energy Committee – no update
- Resilient Roads Committee – no update
- Old LaPerle Farm Property Committee – Mr. Fontaine was looking to purchase the property but Pat Malone is now brokering the purchase. The price is \$200,000 and the SB has approved a purchase & sale agreement. Town residents have an opportunity to voice their concerns over the sale

ZA Report

- 2 permits since last meeting

DRB Report

- Next meeting is 7/7/20 –
 - Final hearing on the Fitch subdivision

Review Minutes

June 4, 2020

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

Vote on Motion: Passed 7-0

Next meeting is July 2, 2020 at 7pm via Zoom.

Motion to Adjourn. Made: Mr. Hess, second: Mr. Sullivan. Passed unanimously. Meeting adjourned at 8:15p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary