

July 16, 2020

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

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

**Village Zoning Discussion**

The PC continued the review of the village zone. As follow-ups from last meeting, the Chair noted that Home Industry was a carryover from Zone C; there was a typo in the 2011 and the 2015 update of the zoning regulations that showed it as permitted and conditional uses. The original intent was for conditional use. The Chair read the definition of Transit Shelter from the Berlin and Middlesex regulations. For Light Industry, the RPC had not proposed light industry in the village, though some neighboring towns allow light industry in some districts without size or enclosure limits. The PC considered reviewing other regulations for language use.

Continued review of uses:

- Removed Home Industry and Recreation Facility (Outdoor) from Permitted uses
- Added Light Industry to Conditional uses
- PC is okay with Home Industry as Conditional use to be consistent with current regulations
- Home Occupation is Permitted use; Home Industry is Conditional use
- PC reviewed Light Industry definition; see also Manufacturing
  - PC agreed to leave in Conditional uses
- Size limitations and enclosure requirements
  - Consider no external storage; some equipment may have to be stored outside
  - Walkability concerns in the lower village; not so much in the upper village
  - Keep as simple as possible to encourage business in the village; try not to be more restrictive than neighboring towns
  - DRB generally reviews noise, lighting and screening requirements
  - There is no precedent for limiting outside storage
  - It was noted that it is hard to put conditions on a project until it is known what the project is
- The PC agreed to add that there is no external storage allowed in the Village Mixed Use district in the Supplemental Standards
- Moved Vehicle Sales and Restaurant over 3000 sf with drive thru to Conditional uses
- Transit Shelter – change to Transit/Transportation Facility to match the current definition in the regulations

Dimensional Standards

- Minimum lot size is ½ acre
- For a PUD, there are incentives for density: 4 units per acre with shared infrastructure
  - PC agreed with minimum lot size
- Minimum frontage is 50 feet
  - Current lots may have less frontage which will make them non-conforming
  - The PC should consider what they want the village to look like and how big business should/can be
  - The PC is okay with the 50 foot minimum

The Chair would like the ZA to be present for setback and impervious surface discussions, to talk about how front setbacks are measured and the implementation issues regarding impervious surfaces.

**Updates**

- Capital Improvement Committee – no meeting until August or September; will work on Capital Improvement Plan to pass along to the SB
- Energy Committee – no update
- Resilient Roads Committee – contract work has been completed; Mr. Lane will contact Jeff Cueto regarding finishing work on Schoolhouse Road

- Old LaPerle Farm Property Committee – SB has approved the contract with Pat Malone; the contract is in the 30-day comment period through the end of July; the town is keeping the property that the old farmhouse was on

**ZA Report**

- 5 permits since last meeting

**DRB Report**

- No meeting scheduled

**Review Minutes**

July 2, 2020

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

**Vote on Motion:** Passed 8-0

The next meeting is scheduled for August 6, 2020.

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

*Respectfully submitted by Kristi Flynn, Recording Secretary*