

August 6, 2020

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

Call to Order: 7:05pm

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.

Extraction of Resources – the PC discussed whether they would like to keep this as a conditional use in the village

- Doesn't fit in the character of the village; how will groundwater extraction affect those who live in the village
- The groundwater in the village is contaminated
- The state regulates water withdrawal; there is a moratorium on the number of hook-ups to Crystal Springs; as hook-ups leave, more hook-ups can join
- Don't want zoning to stand in the way of something to replace Crystal Springs
- As it is not clear what extraction can take place in the floodplain, so some are okay with leaving as conditional use
- With a preference poll of 5-1, the PC is not okay with leaving earth resource extraction as a conditional use
- The consensus of the PC was keep groundwater withdrawal as a conditional use
- The Chair will remove earth resource extraction from conditional use

Lot Coverage

- Impervious surfaces include driveways, houses, accessory buildings and parking lots
- Discussion on the goal of maintaining green/open spaces or increasing density
- Lot coverage requirements would help mitigate some issues
- ZA doesn't know how useful this might be or how complicated it might be to administer; would have to rely on the landowner to certify
- Still comes back to enforcement
- Stormwater management doesn't apply to single family homes, generally commercial and community facilities
- Construction standards apply to all structures
- Stormwater permit may be required for larger subdivisions
- Are there zoning tools for stormwater management? Not for single family homes, but larger subdivisions should have professional plans
- Some PC members like the idea of lot coverage and having applicants include a schematic (see the Harris County example included in the packet)
- It is not desired to make the permitting process more complicated
- The Chair will look for examples of how towns of our size with lot coverage requirements enforce or approve development

Front Setbacks

- The current regulations measure the setback from the road centerline
- Measuring from the ROW doesn't make sense because the ROWs are not always clear and/or known
- The ZA recommends that we continue to use the method of measuring from road centerline; PC agrees

Topics for next meeting:

- Lot coverage
- Setbacks

Other Topics for discussion

- Accessory dwellings – ZA would like to see it more flexible/liberal in town
 - One way to accomplish affordable housing
 - Common topic for ZA questions
 - Driving most of the growth in town

Updates

- Capital Improvement Committee – meeting scheduled for 9/2, need to present plan to SB
- Energy Committee – no update
- Resilient Roads Committee – no update
- Old LaPerle Farm Property Committee – no update

ZA Report

- 5 permits since last meeting

DRB Report

- No meeting scheduled for August, next meeting 9/1 to review subdivisions

Review Minutes

July 16, 2020

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

Vote on Motion: Passed 6-0

The next meeting is scheduled for August 6, 2020.

Motion to Adjourn. Made: Ms. Lam, second: Ms. Watson. Passed unanimously. Meeting adjourned at 8:38p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary