

August 20, 2020

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

Others Present: Kristi Flynn (Recording Secretary)

Call to Order: 7:02pm

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.

Lot Coverage

- The Chair found other regulations that include this: Waterbury, Northfield, Barre Town, Calais; none of them ask for calculation of lot coverage, most ask for a sketch of the plan including measurements
 - None of the regulations are clear on enforcement
- PC members had different views on whether to include max impervious surface/lot coverage:
 - Good way to deal with stormwater management
 - Don't want to make it too confusing/restrictive for development
- Discussion on looking for something that is more enforceable; it was noted that this would at least be something to fall back on to back up complaints
 - Regulations are useful so that developers know what the town values
- Preference poll to include in the regulations: yes – 6, no – 2
 - Yes – not that complicated, good educational tool, protection measure
 - No – other standards address issue, not necessary, interested in gardens and cisterns instead
- Standards Options
 - Blanket approach – one percentage, such as 60%
 - Tiered approach – based on lot size, such as less than 1 ac = 80%, 1/4-1/2 ac = 70%
- Preference poll for blanket versus tiered approach: tiered – 6, blanket – 1, nothing – 1
- Tiered approach – 3 tiers versus 4 tiers
 - PC agreed to start with the following 4 tiers:
 - Less than 1/4 ac =80%, 1/4-1/2 ac =70%, 1/2-1 ac =60%, more than 1 ac = 45%
 - The Chair will check with the ZA to see if sidewalks would be included in the calculation
 - The Chair will add language to exclude municipal sidewalks

Topics for next meeting:

- Setbacks – please review ZA's recent e-mail regarding setbacks

Municipal Planning Grants

For new members, the Chair reported that the state offers grant funds to help towns hire professional experts to deal with specific issues. Towns must apply for the funds and it is often very competitive. As the town has received a few grants lately, The Chair is discouraging the PC from applying this year, but if anyone is interested, the deadline for submitting the grant application is October 2020.

Updates

- Capital Improvement Committee – meeting scheduled for 9/2, Casey Northrup stepped down so there will be a new SB representative
- Energy Committee – no update
- Resilient Roads Committee – town is waiting until the fall to finish up Schoolhouse Road; after that the committee will meet to decide what area to focus on next; Mr. Lane noted that they are only removing ash trees that are leaning over or towards a road
- Old LaPerle Farm Property Committee – sale is under contract, should close by mid-Sept; the committee has effectively disbanded; the old farmhouse site may be the possible site of a new town office, looking for volunteers to make the site look nice after the sidewalk construction is finished

ZA Report

- 2 permits since last meeting – boundary adjustment, accessory structure

DRB Report

- Next meeting 9/1 to discuss waiver setback for a garden shed; may involve a site visit

Review Minutes

August 6, 2020

Motion: I move to approve the minutes as amended. Made: Ms. Watson, second: Ms. Cutler

Vote on Motion: Passed 8-0

Training/ Conferences

If interested, you must register for virtual meetings; there are no in-person meetings or conferences this fall. They are generally inexpensive and will not last all day.

8/21 – Champlain Valley Housing Conference

8/21 or 8/28 – Vermont Green Streets Guide – free

9/1 – Vermont Commercial Development – Critical Recovery Challenges – deals with the pandemic recovery – free

9/30 and 10/1 – New England Planning Conference – not sure of cost, but check with ZA if interested

The next meeting is September 3, 2020.

Motion to Adjourn. Made: Mr. Hess, second: Ms. Watson. Passed unanimously. Meeting adjourned at 8:35p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary