

September 17, 2020

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

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.

Medium Density Residential District – PC discussed combining with Village Mixed Use

- Consider business type uses in a residential area, expand beyond the village
- Would be one less district to add to the zoning districts
- Have already merged Lower and Upper Mixed Use districts, talked about extending up Quaker Road previously
- Differences - not a lot of business allowed in the Medium Density
- Some members like the idea of fewer districts and encouraging more business
- Sandy Pines is in Medium Density, would be a non-conforming use
 - Allow mobile homes in Mixed Use?
- PC members generally for making it simpler, but would like to review the uses in more detail before committing

Review of Medium Density as proposed:

- Purpose – language from the CVRPC
 - Include more affordable housing and close to village businesses
- Uses – quite a few differences
 - Permitted uses in Mixed Use are not conditional uses in Medium Density
 - Concerned that expanding the village might discourage walkability in the village; may be too much Mixed Use, better to concentrate the businesses
 - Purpose is to encourage affordable housing in the village where people would walk to the village businesses
 - Medium Density only allows home businesses for the most part
 - One of the PC members is coming around to condensing business instead of having it so spread out; consider having two districts but playing with the boundaries
 - The PC discussed the obligation to the Village Master Plan; the Chair noted the plan talks about areas, not specific districts, the PC just needs to accomplish the goals of the plan
 - The Village Master Plan was conceptual to get more housing
 - The Chair noted that zoning must match the Town Plan, which it does not right now; the PC has an obligation to match them but there is some wiggle room
 - The PC would like to work on the Medium Density zone with a change to tweak it down the road
 - The Chair will bring back a re-worded purpose for the next meeting
- Permitted Uses
 - Boarding House is allowed in Zone C but not currently in definitions
 - Boarding House is permitted while Multifamily (more than 4 units) is conditional; consider moving Multifamily to permitted or Boarding House to conditional
 - Biggest hurdle for most uses will be water/sewer
 - The Chair will look for a definition of Boarding house; consider limit on number of units
 - Don't neglect parking needs of a Boarding House; would require a site plan review
- PC is okay with permitted uses; will consider conditional uses at the next meeting

Topics for Village Zoning

The document is being used by the Chair on a regular basis to keep track of the issues the PC is working on. It is available on the town website under Planning Commission.

Updates

- Capital Improvement Committee – haven't met since 9/2, next meeting is 10/7
 - Completed draft Capital Improvement Plan for 2020/2021, which is posted on the town website
- Energy Committee – no update
- Resilient Roads Committee –
 - Working on transplanting trees at U-32
 - There was an online public forum last week
 - The committee plans to finish taking down ash trees along Schoolhouse and Wheeler Roads this fall
 - Getting an estimate on treating some of the bigger trees along North Street

ZA Report

- 4 permits since last meeting

DRB Report

- Met on 9/8/20 –
 - Approved garden shed on Brazier Road after permit was amended by the applicant

Meeting on 10/6 to review the Morse 2-lot subdivision – 3 acres with existing house, remainder lot with existing barn

Review Minutes

September 3, 2020

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

Vote on Motion: Passed 8-0

Training/Conferences

- CVRPC Roundtable – often geared toward planning commissioners
 - Chair will forward information when she receives it

Other Business

- The Chair reported that there may be a hearing before the Public Utility Commission regarding a cell tower in town. AT&T has conducted a test but it is not clear if the company wants to proceed with the siting. Abutting neighbors can file for party status to the hearing and the PC can file for party status to weigh in on the project. The Town Plan is given significant weight, though there is not much that the zoning regulations can do. Check with the ZA for additional details. The Chair will consider adding this to a future agenda as necessary.
- The ZA sent out an e-mail to the PC members regarding the state lowering the speed limit through the village from 35MPH to 30MPH. There will be slow down transitions from 50MPH to 40MPH.

The next meeting is scheduled for October 1, 2020.

Motion to Adjourn. Made: Mr. Lane, second: Ms. Cutler. Passed unanimously. Meeting adjourned at 8:43p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary