

October 15, 2020

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

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.

Review of Medium Density as proposed:

- Conditional Uses
 - Mobile Home Parks have been starred as a conditional use – PC will review at a later meeting
 - Ms. Cutler is looking at the difference between conditional use review and site plan review, if PC decides to make this permitted instead
- Mr. Hess asked for a redline version of the changes to the district standards thus far
- Dimensional Standards
 - Minimum lot size = ½ acre; minimum frontage = 75 feet
 - Is this standard for other towns? Yes
 - Mixed Use is 50 feet but there are different uses allowed
 - PC would like to have some input from someone who lives in the village
 - The PC will schedule public meetings prior to the official public hearings and there will be special outreach to village residents
 - Minimum front setback = 40 feet from road centerline
 - Same as Mixed Use
 - Minimum side/rear setback = 10 feet
 - Same as Mixed Use
 - Can build closer to one side of the lot or the other
 - Maximum height = 35 feet
 - Driven by what the fire department can handle
 - Same in all other districts in town
 - Ms. Saxton had suggested 36 feet – is there a definition of 3 stories?
 - Seems to be typical in other towns, but may have different methods of determining height
 - Review definition, but PC is comfortable with 35 feet
 - Maximum lot coverage = same as Mixed Use calculations
 - Makes sense with the similar minimum lot size
 - Preference poll – PC okay with keeping

Village Residential Zone – minimum lot size = 1 acre

- Purpose
 - Change ‘parks’ to ‘recreation areas’
 - Emphasize open space – Chair will edit to clarify
- Permitted Uses
 - Mostly residential uses
 - Forestry – there is a large conserved lot in the proposed area
 - This use is included in all districts as permitted as it is statutory like agriculture as exempted uses
 - Area includes cemetery, recreation field, residences
- Conditional Uses
 - Similar to current Rural Residential district
 - Discussion regarding kennels and vet clinics

- Kennels should be on lots larger than ½ acre because of issues such as noise
- Kennels are allowed in current Zone D as conditional
- Conditional use gives the DRB the ability to ask questions and placing conditions
 - PC is okay with leaving as conditional
- Vet clinics might generate more traffic, but probably less issues than kennels
- Why do we allow animal medicine but not human medicine?
- Ms. Cutler asked the board to consider adding Residential Care Facility as conditional
 - Allowed in Medium Density and Mixed Use
 - Is it appropriate for a residential district – could be a good location, traffic not much different than a school
 - Might fall under #16 on a smaller scale
 - Ms. Cutler would like to encourage by listing under uses
 - PC is okay with adding as conditional
- Make sure to treat mobile home parks the same in Medium Density
- Neighbor business is allowed in Village Residential but not Medium Density
 - Currently allowed in Zone D
 - Does it make sense in Medium Density so close to the village where the PC is trying to encourage business
 - May be too close to Mixed Use; possibly undercutting the purpose of Mixed Use
 - Could accommodate small farm stands
 - Would go to DRB to determine size and scale for appropriateness
 - PC is okay with leaving as conditional in Village Residential
- Next topics
 - Mobile home parks
 - Continue Village Residential review
 - Legislative update

Updates

- Capital Improvement Committee
 - Committee made final minor edits to CIC budget at 10/7 meeting; SB member will take to the SB for approval
 - Committee decided to not put Resilient Roads request on CIC plans; will go into annual budget instead
- Energy Committee – no update
- Resilient Roads Committee
 - Committee meeting on Saturday to plant trees at U-32 High School – birch and maple provided by Steve Justis
 - Looking at taking down trees on Schoolhouse Road
 - Working on more grant funding in order to look at other parts of town

ZA Report

- 4 permits since last meeting

DRB Report

- Approved Morse 2-lot subdivision – 3 acres with existing house, remainder lot with existing barn
 - DRB approved the lack of road frontage on the 3-acre parcel as the best solution
- Discussion of waivers of setbacks
 - Glad PC is working on setbacks, which should be reduced as they are clearly an issue
 - SB wants to have them addressed sooner rather than later
 - Setbacks are larger than the current standards being used in other towns

Review Minutes

October 1, 2020

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

Vote on Motion: Passed 9-0

Training/Conferences

- Community Wildlife Program – various dates

Other Business

- The Chair noted that she is attending the SB meeting next Monday and will report back at the next PC meeting

The next meeting is scheduled for November 5, 2020.

Motion to Adjourn. Made: Mr. Hess, second: Mr. Pauly. Passed unanimously. Meeting adjourned at 8:30p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary