

December 3, 2020

PC Members Present: Julie Potter (Chair), Zach Sullivan, Clarice Cutler, Mark Lane, Scott Hess, Kim Watson, Siu Tip Lam, Jack Pauly (7:30pm)

Others Present: Kristi Flynn (Recording Secretary)

Call to Order: 7:04pm

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

Discussion on Jacobs Road Cell Tower

The Chair noted that the town received notice of a provision as part of COVID guidelines that utility projects can request an additional 30 days beyond the usual 60 day notice before the applicant file a permit application. It could be a joint request with the SB. It seems to be a good idea to have more time to research the issue. Ms. Watson believes that this will just delay the issue instead of moving it forward and allowing everyone to get more information. Mr. Hess noted that not too many people know a lot about the proposed tower so we owe it to the residents to give them as much notice as possible. The additional time will give the PC and residents more time to digest any information received. The timing of the December public hearing during the holidays makes it harder for people to engage so the extra time might be a help. The Chair is not sure a 30-day extension would make any difference on whether the PUC will approve the project or not. The Chair needs to have authorization to sign the draft letter; the SB is discussing the letter at their meeting.

Motion: I move to authorize the Chair to sign the letter as written to the Public Utility Commission (PUC) requesting a 30-day extension. Made: Mr. Hess, second: Ms. Lam

Vote on Motion: 6-1 (Ms. Watson)

The public meeting is scheduled for 12/17/20 at 6:30pm. The Chair would like to send any questions the PC has to the applicants and the PUC in advance so they can include in the presentation. The PC will be pressed by area residents to do research and take a stand on this issue. It is important to ask questions that apply to the regulations.

- What are the intentions for 5G
- Are the intentions to sell the tower as a normal cell business
- Receive information about another balloon test
- What is involved in building the tower, particularly the environmental impact
- PC wants to know more about the mentioned stream, probably scheduling a site visit
 - Per the applicant, the stream is not near the site, but the neighbors say otherwise
 - Ms. Cutler noted that the tower will cause more run-off and will drain into one of the streams
- Questions about the Certificate of Public good – can AT&T quantify whether they will increase their customer base or increase First Responder coverage with this tower
- What is the general plan and what are the alternatives
- If this is not approved, could it be located somewhere else, in town or not
 - PC should look at where towers would fit best in the town; glaring omission in the Town Plan
- Have alternative sites been looked at and reviewed

The Chair will draft up a list of questions to send to the applicant and their representatives.

Village Zoning Discussion

The PC continued the review of the Village Zoning districts.

Medium Density Village Residential

The changes are dated 11/19/20. The Chair made mobile home parks a permitted use and changed multi-family housing up to six units as permitted. Ms. Cutler submitted changes to the language in Section 4.12. The PC had the following suggestions:

- Change ‘may be allowed’ to ‘are allowed’
- Makes changes to zones where permitted or conditional
- In A12, consider reverting back to original language; remove ‘conditional use’ and ‘site plan’ review; remove last sentence altogether
- In (C), combine the review language

It was noted that the ZA disagrees that mobile home parks should be a permitted use in any district in town, but the reasoning is not known.

Village Residential

Review of Uses – day care and residential care are listed as conditional uses; PC agrees

Dimensional Standards

- Minimum lot size – 1 acre – PC agrees
- Minimum frontage – 100 ft – PC agrees
- Minimum front setback – 40 ft measured from road centerline
- This is 10 ft smaller than the current Zone C
- Minimum side and rear setbacks – consider making these minimums the same
- Preference poll – change to 15 ft side and rear setbacks – PC agrees 8-0

Supplemental Standards

1. Is standard language
2. Is standard language
3. PUDs/PRDs allowed – standard language
4. Neighborhood Businesses allowed
 - a. Farm stands, grocery stores, light commercial uses
 - b. Not allowed in other village districts, but is allowed in Zone D
 - c. Maximum is 3,000 square foot building, size of a large house – is this too big?
 - i. The EM Home Center appears to be about 3,000 square feet
 - d. Are farm stands exempt from zoning? No on-site sales of produce
 - e. Make changes similar to limits in the Mixed Use district
 - f. Preference poll – PC is okay with #4 with the minor edits

Next topics

Parking – look at all mentions in the current regulations, most of the mentions are excessive

PUDs

Accessory dwelling units

Boundaries – look at village boundaries first, begin with making adjustments to the Village Master Plan map

Updates

- Capital Improvement Committee
 - No meeting since last meeting, meeting was not held on 12/2/20
- Energy Committee – no update
- Resilient Roads Committee – no update
- Central Vermont Regional Planning Commission –
 - Meeting next Tuesday, 12/8/20 at 6:30pm
 - Dr. Mark Levine will be there to give an update on the current status of the pandemic in Washington County

ZA Report

- No new permits

DRB Report

- Orchard Valley permit amendment approved for outside structures
- Sketch plan for subdivision on Stoney Corners

Review Minutes

November 19, 2020

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

Vote on Motion: Passed 8-0

Training/Conferences

- Community Wildlife Program – various dates
- Vermont Community Energy & Climate Action Conference, December 5, 7, 9 and 11

Other Business

Berlin has completed amendments to their zoning regulations, including the New Town Center by the Berlin Mall. The Chair suggested looking at their summary of changes for use by the PC in the future.

Motion to Adjourn. Made: Mr. Lane, second: Mr. Hess. Passed unanimously. Meeting adjourned at 8:45p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary