

July 15, 2021

PC Members Present: Zach Sullivan (Chair), Julie Potter, Kim Watson, Richard Hall, Clarice Cutler, Siu Tip Lam, Gianna Petito, Scott Hess

Others Present: Kristi Flynn (Recording Secretary)

Call to Order: 7:06pm

Changes to Agenda: None

Public Comment: None

Finalize Town Plan Cell Tower Section Draft to send to CVRPC for comments

The PC reviewed the final draft.

Page 3, line 22-24 – remove ‘This means...to a case’

The PC discussed emissions from cell towers

PC okay with removal of the language; thank you to Kim for keeping the resident dialogue going

Next step – send to CVRPC for informal review

Finalize Town Plan Scenic View Section Edits to send to CVRPC for comments

The PC reviewed the draft text from Jean Vissering. There was discussion regarding referring to the Energy and Energy Conservation section; that reference needs to be removed or add Telecom section reference. The PC agrees to remove the references and is okay with the suggested revisions.

- Action 9.13.3
 - Ms. Petito feels that the action feels like two separate actions. The PC separated the actions into 9.13.3 and 9.13.4. After discussion, Action 9.13.3 was changed to ‘Review and identify, as needed, updates to the Significant Scenic Views.’ The PC is okay with the merged and re-worded Action 9.13.3.
- Table of Significant Scenic Views
 - The table now includes the addition of the Horn of the Moon and other areas that had been on the map but not on the table. The PC is okay with the revised table.
- Map 12
 - The area on County Road had been on the table but not on the map. The Chair will request a new map from the CVRPC. The PC is okay with the revised map.

Motion: I move to send the amended Telecommunications and Scenic Views sections of the Town Plan to the CVRPC for informal review. Made: Ms. Petito, second: Ms. Cutler.

Vote on Motion: Passed 8-0

Discuss Zoning Updates: Setbacks

The PC reviewed the Setback Comparison Table, which shows the current versus proposed setbacks. Setbacks are generally too large throughout the town and the DRB is dealing with too many waivers. The village district setbacks have already been discussed and agreed upon. Ms. Potter recommends making minimum front setbacks the same across town, as there are not logical reasons for the differences. Front setbacks are measured from the road centerline. The consistency of setbacks will help the ZA and the DRB.

For 1 acre zones, the proposed setbacks are: front = 40 ft, side/rear = 15 ft

- Commercial District, Zone A
 - Current front is 75 ft, which forces the parking in the front.
 - The proposed side/rear setbacks allow development closer to abutting properties but these types of projects need site plan review
 - ZA has advocated for reducing setbacks to increase flexibility; no strong rationality for differences
 - Ms. Watson suggested changing Zone E minimum lot size to 5 acres, when the PC discusses lot sizes
 - The PC is okay with the proposed changes
- Industrial District, Zone B
 - No new residential development is allowed
 - DRB has the tools to reduce commercial development on neighbors
 - PC is okay with the proposed changes
- Residential/Commercial District, Zone C
 - PC is okay with the proposed changes
- Rural Residential/Agricultural District, Zone D
 - Front setback = 40 ft, side/rear = 25 ft
 - This gives more of a rural feel with larger lots

- The PC discussed setback relaxation in zones D & E for non-conforming lots
- Bring setbacks down to reduce waivers
- Consider aligning all lot sizes in the district
- The PC will re-visit the 'notwithstanding' clause; consider adding this clause in all zones for front setbacks
- PC is okay with the proposed changes
- Agricultural/Forest District, Zone E
 - Front setback = 40 ft, side/rear = 25 ft
 - Same issues as Zone D above
 - PC okay with proposed changes

Discuss Work to be done during August recess

The PC discussed working on the material for the public hearings, but instead decided to have Ms. Potter and Ms. Watson review the list of changes, such as minor typos and simple issues, that can be pushed forward with the village zoning updates. They will bring a revised list to the first September PC meeting. Once back to work in September, the PC needs to look at the next projects after the Town Plan and regulations and determine if specific expertise is needed. Ms. Potter noted that she thinks the town needs to get the village zoning done before we can competitively apply for any more grant money.

Updates

- Capital Improvement Committee – no update
- Energy Committee – no update
- Resilient Roads Committee – no update
- Central Vermont Regional Planning Commission – last meeting was a presentation from CV Fiber regarding broadband buildout; there is a video of the meeting on the CVRPC website
- Town Funding – Kim Jessup has been in contact with the ZA regarding what federal stimulus money can be spent on; Chair will add this to Updates on the next agenda

ZA Report

- One new permit

DRB Report

- 7/6/21: approved final plan review for Kaplan subdivision and continued conditional use review for Green Mountain Day Spa to the 7/20 meeting

Review Minutes

July 1, 2021

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

Vote on Motion: Passed 6-0-1 (Petito abstained)

Motion to Adjourn. Made: Mr. Hess, second: Ms. Lam. Passed unanimously. Meeting adjourned at 9:00p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary