

November 4, 2021

PC Members Present: Zach Sullivan (Chair), Julie Potter, Clarice Cutler, Kim Watson, Mark Lane, Richard Hall, Scott Hess

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Spencer Hardy

Call to Order: 7:03pm

Changes to Agenda: None

Public Comment: None

Meet candidates to fill PC vacancy

Spencer Hardy attended the meeting to discuss his candidacy. He is currently renting a house off Gould Hill Road and works for the Vermont Center for Ecostudies. The PC members introduced themselves and the Chair and others explained what the PC does.

Discuss recommendation to fill PC vacancy (Potential executive session)

Motion: I move that the PC recommend to the SB to appoint Spencer Hardy to the PC to fill the vacancy. Made: Ms. Potter, second: Mr. Hall

Vote on Motion: Passed unanimously

Discuss Zoning Update: Draft Village Maps

Ms. Potter reviewed the draft map before the PC. The village mixed use districts were combined and extended up Quaker Road. The boundaries were created for the Village Master Plan in 2017. After public outreach, the PC expanded the village area to include EMES. Minimum lot sizes less than ½ acre are not possible without municipal infrastructure. The area down Route 2 towards Plainfield is not developable. Some gaps in the orange need to be fixed; Ms. Potter will discuss different colors with the CVRPC. While reviewing the district map of the entire town, Ms. Potter noted that she will ask the GIS person at CVRPC to fix the colors. The PC discussed a small remnant of the Industrial district; Ms. Potter's recommendation is to add it to the Rural Residential-Agricultural district. Some members want to move it into the Medium density village district. Preference poll – move to VRMD – 1; move to RR-A – 6; leave in Industrial - 0

Discuss Zoning Update: Article 3

- Section 3.8 – removed PRD references
- Section 3.11 – Parking & Loading – reduced minimum parking requirements, added maximum
- Section 3.12 – changed AAP to RAP
- Section 3.14 – for front setback waiver, building cannot be in ROW
- Section 3.15 – Signs – added new districts; where Rural Residential, added VR and VRMD; where Commercial, added VMU

Review Zoning Updates: Article 4

- Section 4.2
 - Requirements are more generous
 - Would allow rental housing in town
 - Consistent with state statute
- Section 4.12 – Mobile Home Parks
 - Reduced amount of acreage needed, from 20 acres to 10 acres
 - Make permitted use in VRMD with site plan; rationale – fits in with VRMD intent
 - Permitted use might make it easier to develop
 - Statutorily must allow in at least one district
 - May be controversial – consider conditional if public is concerned
 - Table continued discussion until next meeting
- Section 4.14 – Telecommunications
 - Referenced new districts
 - E(2) – changed from 2000feet to ½ mile to be consistent with Town Plan
 - E(2)d – this is not in the Town Plan anywhere; Chair proposes striking, PC decides to leave as is for right now
 - H(2) – changed from 2500 feet to ½ mile – remove 'foot' after ½ mile

Next Steps – finish Article 4, review Article 5

Updates

- Capital Improvement Committee – committee discussed sidewalks, Mr. Hess recommended adding a line in the Capital Plan; Capital Plan has been sent to the SB; a public hearing is scheduled for 12/1 at 6pm; the committee approved the budget for next year with an increase of 1.9%
- Energy Committee – no update
- Resilient Roads Committee – there is a meeting/work day tomorrow on Bliss Road and at U-32 cleaning up brush; the Emerald Ash Borer has been confirmed in town
- Central Vermont Regional Planning Commission – meeting next Tuesday 11/9
- Town Plan Amendments – Clare Rock at CVRPC is doing a staff review of the amendments, should have feedback for next meeting

ZA Report

- No update

DRB Report

- Next meeting in December 2021
- An unpermitted campground on North Street may be coming to the DRB for determination; send concerns/calls to Chair or ZA

Review Minutes

October 21, 2021

Motion: I move to approve the minutes as amended. Made: Ms. Cutler; second: Ms. Potter

Vote on Motion: Passed 7-0

Motion to Adjourn. Made: Mr. Hess, second: Mr. Lane. Passed unanimously. Meeting adjourned at 8:50p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary