

030513 Planning Commission Meeting

Follow Up on 020513 Public Hearing: Articles II, III, and Appendix 1

Meeting opened at 5: 10 PM, adjourned at 6:55 PM

Next meeting: March 12, 2013 5:00 PM

Planning Commission Members Present:

Karen Grinold

Lynne Matthews

John Lebron

Vincent Rice

Wendy Manners

Others Present:

Ben Joyce, Surveyor, Representing The Hermitage

COMMITTEE RESTRUCTURING FOLLOWING TOWN MEETING:

Karen Grinold was nominated and seconded for Chair. She declined, indicating she is not extending her term after it expires April 3.

Wendy Manners was nominated & seconded for Clerk. She accepted. Passed: 3 in favor 1 opposed.

Lynne Matthews was nominated and seconded for Chair. She declined.

Wendy Manners was nominated and seconded for Chair. She declined.

There were no nominations for Vice Chair.

Lynne Matthews agreed to facilitate meetings in the absence of a chair.

HERMITAGE CORP PROPOSAL TO CREATE A RESORT DISTRICT WITH DECREASED LOT SIZE AND GREATER DENSITY:

In response to the proposed Resort District posted at Town Meeting today, Lynne Matthews reported four residents completed surveys; three opposed and one in favor.

In reviewing the proposed district PC members noted that the requested Resort district covers a very large area, seeming unnecessarily large. Ben Joyce noted that the entire area suggested for the Resort District, with the exception of the Glebe land and the one parcel between the golf course and the ski area, are already under the Haystack approved PUD.

Planning Commission (PC) members stated they did not see any difference between the Commercial/Residential District as written and the proposed Resort District. Ben Joyce clarified the key differentiation they are seeking under a separate Resort District is:

A: reduced lots size, and

B: increased density allowance.

This would make possible small subdivisions of land within the existing PUD without becoming a non-conforming property with development subject to DRB review. He also felt that protection of green spaces through clustered development could be a feature of the Resort District.

The PC discussed an alternative approach, leaving the Haystack Ski Area in the Commercial/Residential area, but adding PUD language allowing subdivision within the PUD while retaining the PUD minimum lot size and density allowances on the subdivided property. It was agreed research is required to determine if that is even feasible.

Planning Commission members shared their ongoing concern for retail development at Hermitage Corp. that could be detrimental to the downtown area and the need for protections from retail development. Lodging impacts in Dover as a result of the Grand Summit was an example of detrimental impact. Lynne Matthews also expressed concern for property values of lots between

Coldbrook Road and Mt. Snow Airport , which have suffered from lack of infrastructure (sewer, water, fire). She felt their property values would be further diminished.

As a protection to town lodging, restaurants, and retail shops, Karen Grinold suggested limiting development at the Hermitage to a specific number of retail operations; for instance 1 hotel, 1 restaurant, 1 ski shop. The PC discussed whether, from this perspective, a separate Resort District might offer the town significant protections.

The Planning Commission tabled this topic until it can be discussed with the DRB and The Chamber of Commerce.

FOLLOW-UP ON OTHER PUBLIC HEARING ITEMS:

ALLOWING SECONDARY USES AND CONDITIONAL USES TO BE PERMITTED BY THE ZA IF MEETING PERFORMANCE STANDARDS

Responding to the request from the Public Hearing that Home Businesses be made Permitted as a Secondary Use, and the request from the Hermitage to require fewer DRB reviews, the PC discussed the feasibility of making Secondary Uses and Conditional Uses Permitted, so long as they meet Performance Standards. Currently ALL Conditional and Secondary Uses go through the DRB review process, and the DRB applies the Performance Standards in their decisions. Under this approach the Zoning Administrator (ZA) would determine if Performance Standards had been met in her permitting review process. Only those not fully compliant would go to the DRB. It was agreed that in order to take this approach Performance Standards would have to be reviewed for clarity in that the ZA must administer the bylaws literally, while the DRB has latitudes of judgment.

The PC will research whether this approach is allowable by statutory authority of the ZA and revisit this concept with the ZA and DRB. The concept is appealing to the PC in its ability to reduce the number of DRB reviews, and increase speed of Permitting through ZA approval.

DWELLING, SEASONAL (DEF):

The Planning Commission will ask John Bennett to research to find a more appropriate definition that accounts for non-traditional waste disposal that is not plumbed, such as incineration or composting toilets.

FRONTAGE (DEF):

It was agreed to add "Private Road" to the definition of Frontage.

STREET (DEF):

The PC felt the term street was most appropriate as it is used in the PUD section and will retain the current definitions. They will not change all street references to road. (i.e., Street Line will not be changed to Road Line)

STORAGE FACILITY (DEF):

The PC did not feel the definition of Storage Facility required clarification as to whether the structure had to be new construction or reclaimed use, public or private. However, the Residential District restriction to Storage Facilities which are a reclaimed use of an Agricultural structure will be reworded to clarify that this is "only as a re-use of an Agricultural (Farm) Structure".

NEXT MEETING:

Karen Grinold will invite members of the DRB, the Chamber of Commerce, and the ZA to the next meeting, to discuss what types of development they would like to see at the Hermitage and what they would like to see restricted, as well as discuss the concept of making Secondary and Conditional Uses Permitted, so long as they meet Performance Standards.

Lynne Matthews will have the meeting warned for March 12, 5PM.

Respectfully Submitted
Wendy Manners, Clerk

ACCEPTED

Karen Grinold, Acting Chair