

Planning Commission Minutes

Monday, January 23 at 4 pm

Zoom only

**Open regular meeting**

John opened the meeting at 4:13 PM.

In attendance: John Lebron, Chair, Michele Carlson, Brian Holt, Erik King, Angela Yakovleff

Jessica Roberts, Zoning Administrator, Gretchen Havreluk, Economic Development Specialist,

Visitors: Jessica Lee Smith

**Possible Additions to the Agenda**

None

**Public Comment**

None

**Approve Minutes from 9/26/2022 and 1/9/2023**

Tabled approval for 9/26 minutes to reference minutes for those in attendance.

Michele made a motion to approve the minutes from 1/9/2023. Erik seconded.

John aye, Erik aye, Brian aye, Michele aye, Angela aye

Opposed-none Abstain-none

**Discuss report from Matt Bachler – Senior Planner**

We reviewed the suggested zoning by-law changes Matt made after the last meeting when he was in attendance

- Reduce minimum frontage (150 feet to 70 feet)
- Reduce minimum side and rear setback (20 feet to 10 feet)
- Remove density limit
- Add provision to section 731 PUD standards to permit cottage court developments

Matt will attend the February 13, 2022 Planning Commission meeting.

There was discussion about a storm water plan. Michele has concerns on where stormwater and snow melt water are going. Jessica said the developer would have to develop a plan.

John asked how we limit this to affordable housing. Jessica said short term rentals are considered lodging in the by-laws. It must be made clear. Earmark as affordable housing or lodging. It only comes into play in Residential and Workforce or Affordable Housing.

John wondered how it would be “policed” so Air B&Bs cannot be built.

A question was asked whether the Planning Commission can suggest or recommend this. John said if it's in zoning, yes. If it's beyond our purview, no.

There were questions about Cottage Court Developments. What are the specific guidelines? What is the benefit of PUDs?

Jessica discussed the state statute on density. There was discussion on lot size changes and impact. Erik pointed out reduction in lot size should reduce frontage amount.

ADUs are a protected class in VT law right now.

### **Adjournment**

Michele made a motion to adjourn at 5:36 PM. Erik seconded.

John aye, Brian aye, Erik aye, Angela aye, Michele aye.

John requested we review Matt Bachler's recommendations and make notes of any concerns or questions in a document to share and review.

**Next Meeting scheduled for Monday February 13, 2023 4:00 PM**

Respectfully submitted,

Angela Yakovleff, scribe