

Present: Co - Chair, Bill Brooks, Co-Chair, Francie Caccavo, Pat Palmer, Rod Case and Rob Litch, Jim Walsh and Zoning Administrator, Dave Wetmore

Absent: Angie Dunbar

Visitors: John Madden

Meeting Notes: Bill called meeting to order at 7:10. Dave Wetmore took minutes. The meeting was recorded on file A0101. An agenda was not set for this meeting. Bill outlined what he felt needed to be addressed, they include;

- Seeking individual to replace Pam as PC secretary
- ZA reappointment,
- Interim zoning, specifically section 518(3),
- Continue review of draft zoning amendments for the HC district

VISITORS BUSINESS:

1. **John Madden** – None

NEW BUSINESS:

1. PC discussed options for secretary/minute recorder. None of the PC members are interested. Taking minutes makes it difficult to participate. Karen Gallott takes minutes for the DRB. Dave should will if she is interested? Until a new secretary is found Dave will take the minutes.
2. Reappointment of ZA- Francie read letter she drafted to the Selectboard (SB) supporting the reappointment of Dave Wetmore as zoning administrator. Jim moved to reappoint and Pat 2nds. Motion approved 7-yes, 0-no

Discussion- Dave explained that pursuant to VT law the ZA is appointed for a three year term. Edits were suggested to Francie's letter. Francie and Bill will sign for the PC and submit to SB.

3. Interim zoning adopted October 2011- Interim zoning adopted 10/18/2011, specific to section 518(3) will expire in October. Pursuant to VT law interim zoning expires two years from its adoption unless it is made permanent. Rod moved to let interim zoning expire, Pat 2nds. Motion approved 7-yes, 0-no

Discussion- Dave expressed regret that it was an over site not have included this section with the amendments adopted last year. Dave explained that any use that had been approved under interim zoning, if not made permanent, becomes non-conforming. As a non-conformity the use may continue indefinitely but changes require DRB approval first. The formal bylaw adoption process requires public hearings and it is not possible to complete the process before interim zoning expires. Rod shared that he does not support the use of interim zoning to make changes. PC reviewed the specific change to section 518(3) that was adopted through interim zoning. The change effectively broadened the childcare opportunities allowed in New Haven. PC supports this type of use in the outlying rural agricultural districts and will consider making this permanent in the future.

4. Draft zoning amendments for the HC district- Francie and Rod reported on the meeting with the Selectboard (SB). SB suggestions include;
 - a. Remove car sales and gas stations from uses
 - b. Mini-storage should be by-right use, ware houses should be conditional use.
 - c. Green houses would be a horticultural use

- d. Sign regulations need work. Signs have the potential of being as obtrusive as buildings.
- e. Supports limiting size of buildings in district (15,000 sq. ft. by-right and 25,000 sq. ft. conditional use).

Discussion: Jim concerned about the maximum size of buildings and utilization of the lot. Access to sewer capacity in the future may not be as much an obstacle to large development since the Middlebury sewer line has been extend north toward New Haven town line. There have not been any conversations to extend the line further, but Dave suggests that anything is possible with enough money. Francie suggested that size of building does not drive sewer and water capacity needs.

PC continued review of the draft provisions of the Highway Commercial district-
Conditional Uses (CU)

1.- Gasoline and motor vehicle service station- OK as drafted. PC considered removing from list of CU because there are several in Town now. John points out that future amendments to the bylaws can change any use.

2- Veterinary Clinic- PC agreed to make a by-right use.

3- Motor Vehicle sales and service- PC acknowledges that there are five vehicle sales businesses along Rte. 7 and one in the Neighborhood Commercial (NC) district. Jim is concerned that there are no limits to the size of a potential parking/display lot. Dave suggest that they would be limited by the 25% maximum lot coverage being proposed, which currently includes building, roads and parking area. This means that a 1 acre parcel could only be developed with 11,000 sq. ft. of building, parking and road leaving 33,000 sq. ft. green space. Dave asked the PC if this was an effective use of land in the HC district? Francie suggested that it mimics the existing rural character found along Rte. 7. If this use is eliminated then existing vehicle sales businesses would become non-conforming use and governed by section 512 and 513. **Francie moved to remove motor vehicle sales and service as a conditional use in the HC district. Pat 2nds. Motion approved 6-yes and 0-no.**

4- Mobile home, trailer, Farm implement and contractors equipment sales and service facility- PC has trouble with this. This use does not include RV campers. PC decided that this use should be separated as follows;

- A. **Non motorized manufactured home sales and display**
- B. **Farm and contractors equipment sales and service.**

5- Freight and trucking terminals- PC agreed to remove this use from conditional use.

6- 8- One-family, two-family and multi-family dwellings- PC discussed the appropriateness and compatability of these uses in the HC district. Currently there exist many residential dwellings in this district. Pat feels strongly that we should not exclude residential uses in the district. Rod stress that he likes where he lives. His home has always been a residence and it is located in the HC district. Conversely, PC discussed what would happen if a developer proposed a large residential development in the HC district? At this time a residential development may be more profitable. Would expanded residential use put more future pressure to expand this district? Francie supports multi-family homes or attached single-family homes but not a traditional single-family home development. Jim notes that there is a finite amount of HC land. Do you want to use it for residential or commercial use? Are the uses typically compatible? Dave notes that forcing a PUD would be important if a large residential development is proposed if you want to conserve the HC land resources. Bill supports keeping the two uses separate. Francie asks if making the distinction between a commercial accessory dwelling and a

residential accessory dwelling? Dave suggests that making that distinction is important where the primary use would be commercial-

PC agreed to think about residential uses until the next meeting and take it up again.

9- Park and Ride- Pat and Jim like the old term "commuter parking" . Need to be clear what we are talking about. It should include all options, i.e. bus transfers, traditional park and ride, etc.

OLD BUSINESS:

1. Rod Case and Zoning Maps- no action.

REGULAR BUSINESS:

1. Meeting minutes for 7/10/2013 were not available. PC will approve at September meeting

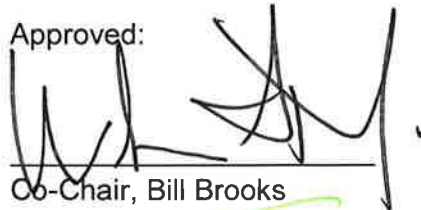
MISC. CORRESPONDENCE:

1. **PSB docket # 7970-** revised scheduling orders dated 8/2/2013 and 8/5/2013
2. **Announcement of VLCT Town Fair-** October 3, 2013

Adjourn: 9:10 pm- Moved by Rod, 2nd by Pat, so moved 7-yes and 0-no

Respectfully submitted:
Dave Wetmore

Approved:



Co-Chair, Bill Brooks

Co-Chair, Francie Caccavo



Rod Case



Rob Litch



Pat Palmer



Jim Walsh

