

Present: Co - Chairs, Francie Caccavo, and Bill Brooks, Rod Case, Angie Dunbar, Pat Palmer, Jim Walsh and Zoning Administrator, Dave Wetmore

Absent: Rob Litch

Visitors: John Madden

ORIGINAL

Meeting Notes: Bill has resigned. Not clear when this becomes effective

Francie called meeting to order at 7:00 PM. Dave Wetmore took minutes. This meeting is a makeup for the scheduled meeting on November 13, 2013. The agenda was posted and it is attached.

VISITORS BUSINESS:

1. **John Madden** – None at this time

PC BUSINESS:

1. Draft zoning amendments for the Highway Commercial (HC) district- Francie noted that the PC had completed review of the by-right uses at the October 9, 2013 meeting. Francie suggested that the PC continue review of “conditional uses”.

Conditional Uses- reviewed by numbered order

1. “Vehicle fueling station”, as decided at October 9 meeting. “Motor vehicle sales and service” was eliminated at 8/15/2013 PC meeting
2. Greater than 15,000 square feet. **Need to confirm maximum size footprint**
3. OK
4. **and 5-** John expressed concern that 1 acre density might be an incentive/encourage the development of housing whether single or multi-family in the HC district. John suggests that housing should be an accessory to the primary commercial use. PC discusses that the intent/purpose of the HC is commercial uses and not residential uses. PC observed that often commercial and residential uses are not compatible. Angie states that the goal should not be to discourage residential uses. Dave expressed that the primary use of the district is “commercial” and to the extent that residential uses are accessory to the principle commercial use they could be approved. This would allow a store with owners quarters attached. **Francie moved to eliminate primary residential uses from the HC district. Jim 2nds. Discussion- What does that do to existing residential uses? Dave noted they become legal non-conforming. Motion approved 5-yes, Angie voted no.**

Jim moved to add “accessory residential dwelling to a commercial use” as conditional use to the HC district, 2nd by Francie. Discussion-none. Motion approved 6-yes and 0-no.

Based on the discussion and decisions made regarding residential uses in #4 and 5 Jim questioned by-right use #10 and 11 (home business (HB) and home occupation (HO)). PC discussed that HO and HB should be only approved where a residential use exists. **Francie moved to make it clear that any “home business” or “home occupation” as identified as by-right use #10 and 11, must be associated with an existing residential use, Jim 2nds. Motion approved 5-yes, 1-no.**

5. see #4 above
6. No discussion
7. No discussion
8. OK
9. OK
10. OK
11. OK
12. No discussion
13. No discussion
14. Same as #12
15. No discussion
16. **Reaffirmed above**
17. No discussion
18. **Added commercial warehouse 10/9/2013**

Section C. District Regulations-

PC observed that as drafted currently, the residential exception would no longer apply. **PC moved to strike the last “except for one-family and two-family dwellings”.**

Section 1005-A: “Specific Standards for HC District”

Edits- **Strike “minimum for each dwelling unit-one acre**

PC discussed provision that setbacks are measured from centerline of road and that internal lot setback requirements are equal to the front-yard setback requirement (existing section 503). To make effective use of the lots that are created on a private road, PC determined that section 502 may need to be amended to add “private roads”. This would effectively change how section 503 (internal lots) provision is applied. **PC will ask for Brandy’s thoughts on this.**

Jim points out that the PC has not made any decisions regarding “maximum impervious lot coverage”. As drafted 25% leaves 75% for green space. This would limit the amount of available area (size of building footprint) on a 1 acre lot. Dave expressed that as drafted (building, parking and road) may be very limiting. Dave suggests that 25% may need to be increased. **PC will ask Brandy for other examples.** John reminds the PC that the Bylaws should be supported by the Town Plan and the current

Town Plan stresses the view shed along Rte. 7. Dave stated that good use of land resources and view shed objectives are not mutually exclusive. **PC will revisit next meeting.**

Pat left at 8:30 but he signed the minutes before leaving.

PC discussed the provision regarding setback from the rural agricultural districts, currently 100-ft. Is there a difference between an established residential use and undeveloped property? Should we consider making the setback less where an abutting residential use is not established? Dave opined that it would be difficult to make the distinction. There could be a home on the property a ½ mile away. **PC agreed to keep it as it is.**

PC Business continued

2. **Options for secretary/minute recorder-** PC discussed time requirements. Dave reiterated that they should consider 2 hours beyond the actual meeting time. Past recorders have been paid hourly. Francie would like them to take the minutes on a lap top, thus avoiding extra time after the meeting. **Francie will check with Selectboard on pay. PC agrees to leave budget at \$1000.**
3. **Budget discussion-** Francie moved to level fund accounts # 01, 10, 12, 32, 55 and 60. Increase account #26-\$500, #50-\$5000 and reduce account #90 to \$0.00. Angie 2nds. Discussion- PC observed that they would like to employ a planning consultant as they move forward and the amendments being considered will require more time and public notice expense. The Town did not apply for a MPG for 2014. Motion approved 5-yes and 0-no

New Business:

Signs- Francie introduces the need to look at an amended sign bylaw. Dave noted this is not new subject but one that needs to be addressed. Signs are getting out of hand and many clearly do not comply with the Bylaws. Dave expressed frustration regarding the provisions in the Bylaws for signage. It's ok to have one very large bill board but not 2 smaller signs that are more characteristic of the rural landscape and better meet the needs of the businesses. **PC would like the Selectboard to weigh in on this discussion. Francie will contact Brandy for her suggestions.**

Additional meetings- The PC agreed to meet twice in January on the 8th and 29th.

REGULAR BUSINESS:

1. Meeting minutes from 7/10/2013 and 10/9/2013 were reviewed for approval. Bill moved to approve, Rod 2nds. Motion to approve 5-yes and 0-no.

MISC. CORRESPONDENCE:

- a. Draft General Permit #9-9001 for indirect discharge-FYI
- b. MPG-2012-00037 closeout completion letter 8/28/2013-


- c. Water and Wetlands- Corps of Engineers-9/3/2013
- d. Monkton draft Town Plan 2013-2018
- e. VNRC- Community Strategies for Vermont's Forests and Wildlife publication.
- f. VT Gas wetlands application and notice
- g. VLCT workshop- December 11, 2013

Adjourn: 9:10 pm- Moved by Jim, 2nd by Rod, so moved 5-yes and 0-no

Respectfully submitted:
Dave Wetmore

Approved:

Co-Chair, Bill Brooks

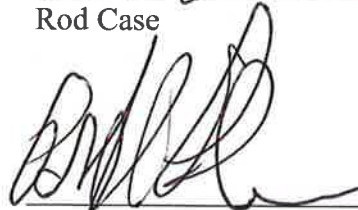


Rod Case

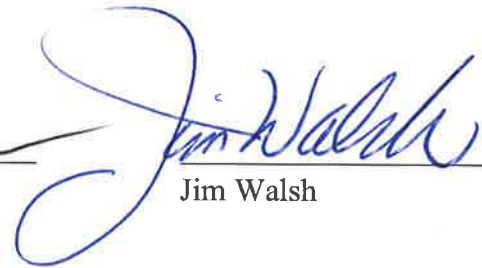
Angie Dunbar



Co-Chair, Francie Caccavo



Pat Palmer



Jim Walsh