

Planning Commission Meeting
7:00 pm
Wednesday, September 14, 2011
Town Offices

Present: Chair, Jim Walsh, Rod Case, Pat Palmer, and Rob Litch

Absent: Francie Caccavo, Angie Dunbar and Bill Brooks

Visitors: Zoning Administrator, Dave Wetmore, Brandy Saxon and John Madden

VISITORS BUSINESS: None

Review Zoning Administrators recommendations and changes requested by ZA, Dave Wetmore:

- Dave handed out the suggested changes to definitions: Section 130; under Structure. He also had suggested changes for Section 540: Setbacks and Section 1005-A: Specific Standards for HC District. This is going by what the DRB had recommended; the changes are underlined and italicized. Discuss setbacks – this would be changed from 200 ft. to 100 ft. Consider adding that parking areas may also need to comply with setbacks. Front yard setback is 75ft – this means 75ft from the road. Dave has some concerns about number one under Setbacks
- Dave's second handout was information for the PC to look over from New Havens Zoning Regulations - Section 516: Temporary Uses and Structures. He also included language from Middlebury, Vergennes, Huntington and Hinesburg.
- Reviewed the DRB's 9 suggestions

Brandy Saxon - Home Occupation zoning:

- Brandy handed out copies from Middlebury's zoning and subdivision regulations that has information to look at regarding: Height Regulations, Home Occupations, Conversion of Accessory Buildings, and Accessory Apartment Unit.
- In Middlebury's Regulations – Home Occupation is one tier. Brandy has asked the New Haven Planning Commission what they would like to do. If there are two tiers, this allows a sort of invisible building from the outside, but inside is an operational business. This could work for retail uses such as gift shops, clinics, etc. Middlebury home occupation allows for the homeowner plus one employee.
- Discuss the options of one tier v. two – Jim Walsh has concerns that this will be under density based zoning, it will be jammed together. Two tiers may not work; density based makes sure people compress the footprint. Brandy said the PC should determine what the scale is. This will give neighbors an opportunity to come before the DRB. Jim Walsh said the reason we would consider tier two is the size of the business and the number of employees. By adding tier two, accessory buildings would have to come in under conditional use. Dave Wetmore gave the following example: Say you have a home occupation with permitted use – this would follow a certain criteria – which would allow an accessory structure. If it becomes more than that; it could go to tier two. This would allow use of things like a garage. Discussion about Home Occupation should be a business operated from home that does not affect your neighbors.

Although, one business that is ok with some, may potentially bother others. Like tier one would be a business within a home that the neighbors barely know is there. Discussed the footprint for an accessory building; under tier one it would be a maximum of 1,000 sq. ft. Under tier two it can be more specific on how large the business gets. Or like most of the equipment sheds for excavating businesses have buildings that are roughly 20 x40 of 20 x 80, but is this out of line for tier 2? Some members think so, if the houses are clumped together. Jim Walsh is concerned that some home occupations may grow too big for what the Town Plan had proposed. It is not his preference to create "mini commercial" districts. The PC has asked Brandy for some guidelines for accessory buildings. Brandy said at the last discussion the PC had agreed on 1,200 sq. ft. then the employee question is one employee good for one tier, and two employees for tier two? Rod Case said one are of home occupation that has not been addressed is hair dressers, and the hazardous materials coming from them. Brandy said she can add language to address that.

NEW BUSINESS:

1. Rob, Francie and Jim visited Adam Lougee at ACRPC to discuss the Municipal Planning Grant. This grant could help the PC with the Route 7 corridor, and commercial build out, and what they may want to consider. Proposed grant is in the amount of \$8,000, next in process is to have the Selectboard to sign off on it. A representative from the PC will be at the next Selectboard meeting.

REGULAR BUSINESS:

1. Rod Case made a motion to approve the minutes from August 4, 2011, seconded by Pat Palmer. 4 yes / 0 no

MAIL:

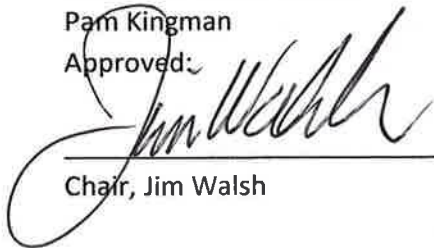
1. Vermont State Public Service Board - Certificate of Public Good for Cross Pollination
2. Vermont Public Service Board – Net Metered Power Application for James Schaefer on Pearson Rd.
3. John Madden Correspondence

Adjourn: 9:00 pm

Respectfully submitted:

Pam Kingman

Approved:



Chair, Jim Walsh



Rod Case

Rob Litch



Pat Palmer