

Planning Commission Minutes 10-16-19

Called to Order: 7:10pm

Present: Virginia Clarke, Lauck Parke, Scott Nickerson, Jessica Draper, Josh Arneson, Alison Anand, Brian Tellstone

Public Comment: NA

Minutes: Brian moved to approve 5 sets of minutes (3/6/19, 3/20/19, 4/3/19, 4/17/19, 9/26/19). Seconded by Scott. All were in favor, so moved.

Transportation Committee: Virginia explained that the new transportation committee has been formed. She read from the selectboard minutes about the membership, currently Chris Cole, Cathleen Gent, Jon Kart, Erik Filkorn, and space for 3 other members.

Meeting with the DRB: Jess explained that the DRB would like to meet with the PC, Jessica suggested 10/30. Jess will follow up.

Transition: Virginia explained that Jessica is leaving to take a position with the Town of Plattsburgh, and the planning commission thanked her for time here. Virginia projected 6-8 weeks before a new hire is made. She explained that there will be some needs during that time, such as taking minutes, representation on regional committees, etc. Jess said she would forward the planning commission related tasks so that they can reference it for meetings. Jessica said the other item was to discuss what work should be included in the part time contract. Virginia said she would like Jess to review the RZR and two new districts for compatibility and holes. Virginia presented a draft letter regarding the planning commission's stance on hiring. The commission agreed to submit the letter as drafted. Discussion ensued about impending deadlines. Lauck requested that Jessica provide a history of the Buttermilk project including any pending issues.

Update Regarding Jolina Court Zoning: Virginia explained that at the last selectboard meeting the selectboard agreed to keep the lot coverage regulation to be for the full parcel acreage. Jessica explained the ecological concerns in the lower floodplain portion of the lot. Virginia explained that the commercial to residential ratio was also settled to be the same as what the planning commission had originally proposed. Virginia said that other than small compatibility issues, the uses are still needing to be reviewed. She reviewed what was discussed at the previous meeting, including sorting uses, striking uses, and amending the language about site plan approval. Jessica listed the uses she thought could be done through administrative approval alone. She also explained that Buttermilk has requested short term rental as a use for their district. Discussion ensued about the merits and issues with short term rentals.

Definitions: Jess explained the changes to the street-level floor definition. Virginia asked to add “or the street level” to the end of the definition. Virginia reviewed her list of definitions updated from the previous meeting. Jessica explained the issue with the timing of the adoption of the two districts and short term rental use.

Compatibility: It was discussed that we have to ensure that new districts are formally removed from their previous districts throughout the zoning ordinance.

Planning Ahead: Virginia discussed the potential plan to work outward from the districts that have been addressed. Jessica explained her zoning review flow chart.

Brian moved to adjourn, seconded by Scott. All were in favor, adjourned 8:51pm.