

## Planning Commission Minutes 2-20-19

Called to Order: 7:04pm

Present: Mark Fausel, Brian Tellstone, Joy Reap, Scott Nickerson, Lauck Parke, Alison Anand, Virginia Clarke, Jessica Draper

Public Comment: NA

### Jolina Court Zoning:

Mark Fausel inquired about a memo summarizing the evolution of changes made to the Jolina Court Interim Zoning. Jessica Draper asked for a clarification of what that includes. She said that the Interim Zoning had only been amended once. Mark Fausel explained that he wanted a synopsis of the conditions in the selectboard and DRB decisions to include in the zoning being drafted. Discussion ensued about whether or not the conditions should be part of the regulation because of the varying leniency of each one and that it isn't traditional to include in our format for regulations. Jessica Draper provided a format of how our current regulations are written.

The planning commission discussed the previous meeting discussions about density in the center of the village and upper Bridge Street. They also discussed the ratio requirement for Jolina Court and how we currently regulate "units" for residential or commercial. Joy Reap asked why the commission couldn't just rezone the village with Jolina Court included, and follow the original plan of exploring form based zoning. She argued that it was a waste of time to adopt this zoning for Jolina Court just to rezone it again in a year. Mark Fausel and Virginia Clarke argued that because of timing it worked better for Buttermilk to adopt this now. Jessica Draper looked at the possibilities of amending existing districts instead of creating one. Joy Reap said she didn't support the decision to adopt Jolina Court zoning on its own, and that she would prefer to not participate in zoning discussions until this task was complete. She then left the meeting.

Discussion continued about the method of amending zoning. Members discussed the merits of form based code and finding middle ground between desired village zoning and Jolina Court zoning. The commission discussed the timeline for amending zoning as a whole, and amending just the village. Jessica mentioned that it costs in the \$50,000-\$70,000 for a form based zoning project/consultant, and was looking into funding options for that if the planning commission ends up going down that road.

Mark returned the conversation to the contents of the draft Jolina Court regulation. The commission agreed to changing as little as possible in order to keep with the intentions of the original writers. Jessica mentioned that formatting it will change it mostly in how it reads and looks, but won't change the regulations themselves. It was suggested to possibly reduce the ratio of Commercial to Residential floor are from 60:40 to first floor commercial and remaining floors flexible. The commission asked Jessica to speak with Buttermilk about the possibility and their thoughts. Jessica said she would speak to them and have a draft of both versions ready for the next meeting.

Mark asked Jessica to amend the proposed letter of support to include language about honoring the commitment to work together and purpose of interim zoning. She also said she would create a memo summarizing the conditions from the previous Selectboard and DRB decisions. Alison Anand gave a brief update that although she tried to attend the last school meeting to talk with them about actions in the town plan, the meeting was cancelled due to a fire in the building.

Brian moved to adjourn. Seconded by Alison. All present were in favor. Adjourned 9:10pm.