

Planning Commission Minutes
4-17-19

Called to Order: 7:04pm

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

Public Comment: NA

Administrative Items: Mark discussed that the planning commission meetings are getting 20-35 views per video which exceeds the MMCTV average. Jessica passed out the final official bound copies of the 2018 town plan.

EVSE Grant: Steve asked if there were any further questions since the last meeting. He explained that it was decided to keep the proposed location of the stations. Brian moved to approve the application. Seconded by Alison. Mark, Brian, Alison, Scott, Joy, and Virginia were in favor. Lauck opposed. No absentions. Brief discussion ensued about Lauck's abstention. Mark thanked Steve for his work.

Zoning: Jessica explained the map and the density calculation table. It was also discussed that the reason they didn't change the definition of a unit at this time was the concern about how it would translate to other districts. Joy requested that definitions be added to the draft regulation regarding the differences between residential, commercial, non-residential, and street/ground level floor. Jessica discussed updates regarding traffic management and parking. The commission asked Jessica to request that Buttermilk supply financial evidence showing their need for 42 units in building 2. Alison said she was interested in how Act 250 might inhibit their development. The commission also decided to limit bonus units to only be 1 bedroom or efficiencies. In regards to traffic management, the commission asked to look into Cumberland Farms' ability to relocate. The commission agreed they want to make sure the density bonus regulation is scalable to the other parts of town, in case they want to extend that opportunity to other properties. Mark requested to be on the next selectboard agenda to discuss traffic and parking. Jessica said she would meet with Pete to discuss possibilities as well.

Brian moved to adjourn. Seconded by Joy. All were in favor, adjourned 9:03pm