

Planning Commission Minutes
6-19-19

Called to Order: 7:07pm

Present: Brian Tellstone, Joy Reap, Scott Nickerson, Mark Fausel, Chris Cole, Alison Anand, Jessica Draper, Gabe Firman

Absent: Lauck Parke, Virginia Clarke, Chris Granda

Public Comment: NA

Administrative Updates: Jessica reminded everyone of the hearing on July 3rd at 7pm regarding the Jolina Court proposed zoning regulations. She also reminded the commission that the DRB is still interested in holding a joint meeting to discuss other zoning changes. The commission discussed possible attendance issues for the hearing and Scott said he would verify with those that are absent. Jessica let everyone know that there will be an interest meeting next Wednesday at 7pm in the meeting room regarding a joint 3-town recreation committee idea for Richmond Huntington and Bolton. Mark said that he wants to have a tent at the 4th of July celebration about town government again this year. He asked the commission about participation and ideas. Scott offered to assist.

Report from Subcommittee: Scott explained that the meeting was attended by Colin, Josi, Bard, Roger, Jessica, Josh, Scott, and Virginia. Josi provided an updated tax schedule estimate, and there was discussion about past ideas and wishes for the creamery site. Scott explained that there was disagreement about what constituted economic development regarding the tax stabilization article. The selectboard representation had expressed desire for commercial, industrial, and retail while Buttermilk representation believed that more people in town supported the businesses and therefore contributed to economic development. The selectboard agreed to entertain tax stabilization if the cost savings could be passed on to a tenant's cost. The selectboard had essentially rejected the proposed parking bonus, but showed willingness to entertain the energy bonus idea and revisit affordability. Jessica explained that as of Monday night the selectboard is now leaning more so away from allowing additional units and is not supportive of the proposed ratio. Discussion ensued about how the discussion on Monday at the selectboard meeting indicated that the selectboard would very likely change the proposal significantly.

Village Downtown District: The map of the district was discussed. Jessica explained that the boundary was shrunk to include parcels of more similar sizes and not include parcels that are dissimilar. Discussion ensued about the parking spaces, and Scott asked the planning commission if they were okay with the zone as mapped. The commission discussed adding the MMCTV building, the ski express building, harley brown building, and the funeral home building to the drafted district. Mark moved to add the parcels. Seconded by Chris. All were in favor, so

moved. Mark said that he felt a lower base density with a larger bonus would be preferable to him. The commission discussed the possible density bonuses or possibility for just changing the base density. Gabe and Mark disagreed on the parking issues in the upper block area. Discussion returned to how density could be achieved on the upper block. Joy moved to accept the 24 units per acre density. Seconded by Brian. Discussion ensued about the parking bonus idea and base density. All but Mark voted in favor. Motion passed. Jessica asked the commission to consider parking supply and parking exemptions. The commission decided to utilize a bedroom based scheme for parking supply. The commission also supported the parking exemption and parking plan clause. Joy asked if everyone was okay with the list of allowed and conditional uses, and the commission appeared to be in support. Scott asked if anyone was interested in a form-based regulation for new construction in a historic district. Scott proposed a statement under Special Conditions and Development Standards that would require 1. compatibility of size, scale, color, materials, and character of the district and 2. construction utilizing materials similar or the same to the existing buildings of the district; both standards would apply for all new construction and all new or remodeled exterior facades. Brian moves to approve the amended draft to a hearing. Seconded by Joy. All but Mark were in favor, so moved.

Brian moved to adjourn. Seconded by Mark. Adjourned 9:17pm.