

## Planning Commission Minutes 7-3-19

Called to Order: 7:01pm

Present: Scott Nickerson, Brian Tellstone, Mark Fausel, Virginia Clarke, Lauck Parke, Chris Granda, Jessica Draper, John Rankin, Marilynne Johnson, Josi Kytte, Brendan O'Reilly

The planning commission opened the hearing and asked for comments. Marilynne said she wasn't impressed with the first Jolina Court building and was generally interested in the project overall. Scott explained that the commission was trying to keep a majority of the content from the interim zoning. Virginia gave a brief background about the project. Scott explained that although they have requested higher density, the draft being presented and discussed only contains the original 15 unit per acre density and that the extra density was being discussed separately as a potential density bonus. Marilynne expressed concern about the traffic. Virginia stated that the town shouldn't cease all development because of traffic, due to the fact that surrounding towns will continue to develop and impact traffic and there is a desire to increase the tax base in Richmond. Scott also explained that the selectboard and staff are working on the issue of traffic and parking in the village, but the state's timeline isn't in Richmond's favor. Marilynne said she thought the traffic should be solved first.

Virginia went through the sections of the proposed zoning document individually. Jessica explained the difference between waivers, variances, and amendments. Brendan and Josi requested that the building height regulation be restored to the 35 feet average height with one building allowed at 38 feet from the interim zoning. Josi said she spoke to Williston fire and found out that they can respond faster than Richmond fire, and they have a 75' reaching ladder truck. Discussion ensued further about building heights. The commission agreed to change it back to the interim zoning allowances.

The commission discussed the list of uses, and that they would leave it up to the subcommittee to rearrange the uses to be compatible with the list of uses in the existing zoning.

Jessica clarified the timeline and adoption process. The commission recapped the 9 proposed changes: removed waiver language, re-write sections H&I to be more clear, change the height restriction, make uses compatible, cut language that only refers to interim zoning statute, make the rounding mechanism universal, alter language regarding CO's for energy standards, reformat, edit parking supply to include more specifics about commercial parking. They agreed that the subcommittee would discuss the density bonus option and uses.

Chris Grand moved to close the hearing, seconded by Brian Tellstone. All were in favor, so moved.

Virginia Clarke moved to approve the proposed zoning as amended and forward it to the selectboard. Mark said he felt as though the planning commission was abdicating their role to

write regulations, and acknowledged that the selectboard obviously already has their own plans for how to change the regulations, but feels like there is something wrong with the system. He said he felt that the subcommittee did not represent the entire commission. Jess said she hoped that this particular regulation was only working out this way because of the unique history. Mark said that it sets a precedent and that he foresaw this happening with future regulations as well.

Scott, Brian, Chris, and Virginia vote in favor. Mark opposed the motion. Lauck abstained. So moved.

Brian moved to adjourn, seconded by Chris Granda. All were in favor, adjourned 9:16pm.