

## Planning Commission Minutes

5-1-19

Called to Order: 7:02pm

Present: Mark Fausel, Brian Tellstone, Joy Reap, Alison Anand, Scott Nickerson, Lauck Parke, Jessica Draper, Brendan O'Reilly, Josi Kytte

Administrative Items: It was announced that they will be reviewing candidates for planning commission at the next meeting. Mark explained that he just met with Josh and Jess before the meeting about traffic.

Zoning: Jessica gave a presentation about the draft zoning proposals. The proposal would include three separate regulations. One regulation would be for Jolina Court, one would be for the village core, and one would be a density bonus district. Joy asked that we keep in mind the permit closure consideration, and Mark asked about the possibility of adding the minimal changes to this proposal. Jessica suggested those changes wait so as not to muddy the waters with these three new proposals. The commission suggested having a public informational meeting the following week on Tuesday or Thursday and they would wait to hear what Virginia had for availability before scheduling it. Jessica said she would reach out and figure out the best date and time for the meeting. Joy asked Jess to create a survey for those who couldn't attend the meeting, and Mark and Jess agreed to work on getting the word out.

The conversation turned to the topic of traffic, and Scott explained why the subcommittee had changed the proposal back to a 45 unit cap on Jolina Court. Lauck said he had been more convinced to change the units back to 45 because of the concerns from Act 250. Brendan explained that 11 more housing units would create far less traffic than a company with 100 employees. Josi explained past conversations she had with Act 250 and felt that Act 250 had no problem with their project. Brendan also explained that by having additional units, they could keep their solar investment in-state. Mark asked if everyone agreed on increasing the units and/or requiring a road. Josi said that we all agreed on waiting on the road. Mark said it was never formally settled what would be in the proposal. Alison explained the conversation she and Virginia had with Act 250. Mark asked if each member was in support of increasing the density cap. Each member expressed support. Lauck moved to amend the proposal to allow for 100% density bonus as opposed to 50%. Seconded by Alison. All were in favor, so moved.

The commission agreed to put all three proposals before the public at a meeting the following week and would decide what to do at their meeting on the 15th about further alterations or the legal adoption proceedings.

Brian moved to adjourn. Seconded by Scott N