

Planning Commission Minutes
4-3-19

Present: Mark Fausel, Brian Tellstone, Virginia Clarke, Alison Anand, Scott Nickerson, Jessica Draper, Steve Bower, Josi Kytte, Brendan O'Reilly

Absent: Joy Reap, Lauck Parke

Called to Order: 7:02pm

Public Comment: Mark mentioned reorganization, and they decided to wait until after appointments are made by the selectboard. Jessica announced that final copies of the town plan were being processed and should be done soon for distribution. She mentioned that the library would have copies for public borrowing as well. Mark discussed the plans for tree planting at Volunteers Green. Alison said that she had attended the school board meeting and had passed along the Education Technical Plan from the town plan. Scott said he attended the 4th of July planning meeting over the weekend and they are looking for volunteers.

EVSE Grant: Steve Bower gave an update about the grant application. He had formulated a new fee structure based on the selectboard's decision not to subsidize the fee and adding a dwelling charge. The issue regarding whether or not Jolina Ct may be extended through the town parking lot was discussed. Steve said he believed the spaces could not be moved closer to the library because of the ADA compliance requirements. He said he would be back at the next meeting with a final draft of the application.

Zoning: Jessica informed the commission that she had done some work regarding the requested traffic study. She said that the project would cost over \$50,000 to reach the scope desired by the commission and that she feared it would result in a recommended solution that was also too expensive for the town to undertake. She also presented calculations she had done based on increasing village commercial base density to 15 units per acre with 100% density bonus. She said that based on those calculations she had estimated a potential increase of 150 residential units without including the bonus. She also mentioned that this did not include the other constraints included in zoning such as parking, lot coverage, and other environmental factors. She also mentioned that this kind of development could be paced over time similar to how Williston now limits the number of new units per year. Commissioners expressed continued concern about traffic and how including more of the village beyond Jolina Court could burden the traffic. Buttermilk representatives echoed Jessica's concerns about a traffic study potentially not yielding the kind of results desired by the commission, and asked about changing the developable acreage requirement in addition to changing density. The commission was not willing to entertain that kind of change. Discussion ensued about how we currently regulate units, and possible changes based on square footage or bedrooms. The commission thought it may be possible to avoid that kind of change and just do density changes. They were concerned that density changes beyond Jolina Court may receive

pushback. The topic of conversation also included parking, which Jessica then informed the commission of her current work with the selectboard about those concerns. She said they were working on identifying potential partnerships and upgrades to existing parking and signage. The commission decided to have Jessica run further density calculations showing three different possibilities of inclusion from just Jolina Court to all of Village Commercial.

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