

Planning Commission Minutes 5-22-19

Present: Mark Fausel, Brian Tellstone, Virginia Clarke, Lauck Parke, Scott Nickerson, Jessica Draper, Chris Cole, Alison Anand, Chris Granda, Brendan O'Reilly, Colin Moffat

Called to Order: 7:05pm

Public Comment: Chris Cole introduced himself to the commission. Mark and Scott said they thought his knowledge would be valuable.

Update on Membership: Now up to 9 members, Chris Granda and Chris Cole have joined the ranks.

Update regarding Zoning: Virginia gave an overview of what was discussed in the subcommittee meeting. She said the first topic was to discuss whether to do two districts or one district with one following shortly after. She said the next task was to look into using square footage for density. Virginia said she could not find an example regulation where they use exclusively square footage. She said it was difficult to convert to that because the units would likely remain the same. She said bedrooms would now be addressed via parking. She said another task was reviewing density bonuses. Virginia said the issue with ADA was whether the units adaptable or visitable standard which are regulated differently, and it was already mostly covered under fire code. Mark asked if the subcommittee had covered splitting elderly and ADA into two different bonuses. The subcommittee said that they didn't really discuss separation. Virginia pointed out that a topic also discussed was that we have limited administrative power in the planning and zoning department, and the affordability bonus would require heavy administrative attention. She said the other two criteria were energy efficiency and parking. Virginia said they left the 25 kw per unit has not yet been changed. Virginia acknowledged Chris Granda may have more insight for that. She said the parking bonus was reduced to 2:1 spaces to bonus units but location was still up in the air and we were considering the location to be flexible. She said they also felt it was necessary to increase the base units if they were to remove two of the bonuses. Lauck said that going back to the 15 would get back to the interim zoning minimum and then anything over that would fall under the bonus. Mark stated that he felt that the size of the parcel and the location of it and its development if we don't ensure public parking we are doing the town a disservice. He said he feels obligated to work something out that includes public parking. Lauck said that a lionshare of the subcommittee debate was trying to solve that issue. Lauck said that he spoke with Jessica about the town attorney's concern over how such an arrangement would work. He said from his standpoint the cleanest way to address it would be to have Buttermilk deed the town the 3 undevelopable acres and utilize it for parking and consider a right of first refusal on a future town center building. Brendan passed out copies of the site plan for his development. The commission and representatives from Buttermilk discussed what was shown on the plans for parking and future buildings. They briefly discussed wetland regulations and the energy being produced by their array. The parking bonus was then discussed as needing to be legally owned by the town. The commission and Brendan discussed

the possibility of a lot line adjustment for the town to take space for parking at the town boundary.

Gabe said that the last meeting was supposed to be for a vote, and it went to the wayside. Then he asked if a vote was going to happen for anything tonight. Mark said that at the beginning of the meeting they decided to only do Jolina Court. Gabe asked when a vote for the village will happen. Mark said he didn't know. Gabe said he didn't think it was fair to not have action on this, and didn't think there was much more to discuss about the village. Gabe then left at the acknowledgement that a vote would not be happening.

Brendan said he thought that a lot line adjustment was easier than deeding back and forth. Jessica said she thought an option could still be achieved with or without the 30 spaces and reminded the commission that the selectboard has the authority to enter those kinds of agreements.

Mark asked the members how they felt about proceeding. Mark asked if the commission felt comfortable dropping what the subcommittee proposed. Virginia asked Colin what units have to be adaptable versus visitable. Discussion ensued about what is and isn't accessible versus visitable. Mark asked everyone to indicated whether they supported the parts that were removed from the draft.

Discussion then ensued about how many units would be base or achieved through bonus. The commission then discussed number of parking spaces that could be achieved if the base parking was reduced. Mark then informed the new commissioners to be about the traffic concerns with increase development at this site.

Jessica explained where her 25kw metric came from. Mark said he agreed that he thought these were very specific to Buttermilk's development.

The commission decided to reject the 300sf minimum unit size. All other changes were accepted.

Chris Granda asked about the stretch code requirement. Jessica and Virginia clarified how that applies to Jolina Court.

Virginia asked to strike the word "only" from the parking requirement. Discussion ensued regarding the number of parking spaces and where they could go.

Brendan said he would look into how much acreage would or could be deeded to the town if the parking bonus was utilized. Virginia said she wasn't comfortable with 1:1 parking. Brendan said he felt like Buttermilk hasn't gotten anything out of this project, but the town has gotten a lot out and is still asking for more. Lauck proposed to kick the proposal back to the subcommittee and meet with Buttermilk to iron out the details.

Jessica asked for the signature pages for the Code of Ethics Policy.

Brian moved to adjourn, seconded by Virginia. All were in favor, adjourned 9:26pm