

Planning Commission Minutes 6-5-19

Called to Order: 7:09pm

Present: Scott Nickerson, Brian Tellstone, Joy Reap, Virginia Clarke, Alison Anand, Chris Cole, Chris Granda, Mark Fausel, Jessica Draper, Patty Brushett, Jeff Forward, Brendan O'Reilly, Josi Kytle, Gabe Firman, Lars Whitman

Public Comment: Patty asked the planning commission to consider inclusionary zoning for affordable housing, and to try and promote units that allow for space for children. Jeff Forward asked the planning commission to consider using LEED certification as a criteria for density bonuses because it encompasses more environmental factors in addition to energy benefits.

Subcommittee Report: Virginia gave an overview of the subcommittee meeting held last Wednesday with Buttermilk, and that they had decided at that meeting to meet with the selectboard regarding the parking bonus because of the potential land exchange. She also explained that at the selectboard meeting the conversation never really made it to the land exchange and had tied in with tax stabilization. Virginia explained that at the end of the discussions on Monday it was decided to discuss the tax stabilization and density bonuses in a joint subcommittee.

Reorganization: Mark apologized for how the previous week's meeting had ended, and didn't want his time as chair to end on a bad note. He said that he felt proud of the commission and its accomplishments. Mark said he felt that they were a well-rounded and diverse group. He asked Brian if he was interested in taking the chair seat and Brian said he was not. Mark nominated Scott for the chair position. Seconded by Brian. Scott accepted the nomination. Chris Granda nominated Virginia. Virginia declined. All were in favor of electing Scott as chair. So moved. Joy nominated Brian as Vice Chair. Seconded by Mark. Brian accepted. All were in favor of electing Brian as Vice Chair. So moved.

Jolina Court Zoning: Jessica explained that although she had originally sent an email saying we would wait for subcommittee deliberations to work on Jolina Court, she had spoken to Brendan earlier in the day and decided to propose a vote on the base zoning district and hold off on just the density bonuses. Brendan spoke about finding the selectboard meeting frustrating and that he had spoken to Bard Hill in the meantime about the point of the planning commission if the selectboard has the authority to veto said efforts. Joy mentioned that not all regulations go to a town-wide vote, for example the gateway zoning that was changed when it was received by the selectboard was adopted by the board and not a town-wide vote. Discussion continued regarding the legal process and statutory restrictions. Scott said he agreed based on Monday's meeting that more collaboration is needed and will hopefully be remedied through the subcommittee. Chris Granda said that the committee needs to document and educate effectively to prevent the need for changes at the selectboard level. Jessica explained how voting on the base zoning would work. Josi said that she felt that much of what we've been

discussing was already agreed to in the past. She explained past discussions of the 30% reserved parking requirements in escrow and how the new bonuses were unfair to others and targeted toward Buttermilk even though they were already being achieved. Jessica explained that she had done the math on the parking possibilities for buildings one and two and distributed the spreadsheet showing those figures. Mark asked why the 30% was needed if the new parking scheme based on bedrooms would actually reduce parking on its own. Joy also pointed out that different commercial uses would also reduce the parking requirements. Joy then also asked if the commission was going to require the solar to be owned by the parcel owner. The commission felt that the solar was a benefit either way and the ownership did not matter as long as it was on site. Discussion ensued about the draft language.

Chris Granda moved to approve the core of the Jolina Court Zoning District Proposal without density bonuses based on the draft named Jolina Court District dated 6-5-19 including the street level commercial upper floor residential ratio, the bedroom based parking scheme, and to strike the language related to density bonuses and replace it with "This district may be eligible for a density bonus". Seconded by Virginia. All were in favor, so moved.

Other Business: Virginia clarified that on page 2 under residential density there is actually a list of possible densities for the commission to choose from. Gabe asked about alternative ways to regulate density such as eliminating units and just allow it on certain floors. The commission felt that this related to form-based zoning which was a long term goal of theirs but not something that could happen in a shorter time frame. The commission discussed the proposed parking exemptions and felt that the use of public parking permit idea should be discussed with the selectboard. Virginia moved to maintain Lauck, Scott, and herself as the members for both subcommittees with Alison as an alternate. Seconded by Mark. Discussion ensued about what needed to be further discussed in the draft. Chris Cole said that if density is what you're trying to achieve you need to remove restrictions, and that the traffic issue won't be solved because human nature is that issues don't get addressed until they can no longer go unaddressed. All were in favor of the motion regarding the subcommittee. So moved. Joy moved to put the village zoning as the first business item on the next agenda. Seconded by Chris Cole. All were in favor, so moved.

Brian moved to adjourn. Seconded by Chris Granda. Alison said that she had spoken with the school about population impacts and they said they welcomed the idea of more children. All were in favor, adjourned 9:24pm.