

Selectboard Minutes 9-16-19

Present: Bard Hill, Christy Witters, David Sander, Roger Brown, Katie Mather, Josh Arneson, Jessica Draper, Charlie Baker, Virginia Clarke, Marcia Gardner, Mary Houle, Josi Kytile, Brendan O'Reilly, Geoff Urbanik, Gwyn Zakov, Larry Muldoon, Fran Thomas, Cathleen Gent

Called to Order: 7:07pm

Public Comment: None

Changes to the Agenda: Wifi Discussion, VOSHA update, Stormwater Grant

VOSHA Inspection Update: Josh explained that the official report has come in the mail and there are some fines related to findings. The fines currently total around \$8000, but the staff will be meeting with VOSHA to discuss improvements made since the inspection and reduction of fines. Roger offered to attend that meeting with Josh.

WiFi: Bard thanked Josh for the upgrades to the email accounts, and asked staff to look into upgrading wifi access in the meeting room. Josh said that TechGroup has looked at our current internet situation and they have provided an estimate on making the requested changes.

CCRPC: Charlie provided hard copies of the CCRPC annual report. He gave an overview of what work they have done over the last fiscal year and what is in the works. Members of the board, staff, and audience commended CCRPC's work and commented that the usual ongoing issues are ongoing for many reasons out of everyone's control such as public transportation. He said that elderly and disabled services is another topic that they may be pursuing deeper in the near future with individual towns. Christy asked Charlie about marijuana legislation affecting town zoning. He also provided a summary about the USDOT grant proposal to look at passenger rail in our area. He explained that the three key tasks were land use changes, moving the Burlington rail yard, and setting up the system. Charlie, Jessica, Josh, and Roger explained how the speed limit change idea has come up. It was agreed that staff would follow up with CCRPC.

Gwyn from VLCT: She explained that this was a check in for the second year of the two year policy cycle. She discussed the recent increase in health care costs. She also discussed the topic of marijuana legalization, and predicts that it will likely pass in some form. Another two smaller issues she brought up were public safety funding at the local level and education property tax burden.

ACFC: Geoff presented a membership proposal. Bard moved to approve Pete Halvorsen as a member of the committee. Seconded by Christy. Geoff explained that Pete was an interested person at the previous appointment meeting and he has been actively involved in forest committee activities since then. Roger said he felt strongly that management of the town forest

should be more open to the public for other applicants. Geoff said that the committee felt he had been vetted and would not be a controversial appointment. Bard said that the guidelines are mostly silent other than saying that the committee will make a recommendation. Mary said that at the last conservation commission meeting Jack did not express interest in membership at that time. All were in favor, so moved. Geoff requested signatures from board members that were on the board last November for the cover page of the management plan. He also explained that a forestry plan was in the works for the management of the forest growth.

Round Church Trees: Josh explained that this was follow up effort connected to the tree removal at the Round Church green. The town had the trees evaluated and recommendations have been made. Josh presented a report from a tree expert and asked for approval to move forward with recommendations.

Jolina Court Zoning Amendment: Jess provided a track-changes document that she made for the Jolina Ct. Zoning Amendment based on feedback from last meeting. Virginia stated that the Planning Commission discussed coming up with a rational for conditional use based on effects a use would create that would be a nuisance to other residents in the district. If no negative effects, then it would be an allowed use. If there were negative effects, then it needed to be conditional. Planning Commission was okay with changing uses that would have no negative effects to be allowable.

Katie discussed density and the ratio of commercial/residential. Said there are two options for talking about commercial 1) Street level which designates where commercial would go and 2) A ratio which dictates how much commercial is required.

Virginia said you could also say one floor of each building has to have residential.

Katie said we should make a decision about actual ratio, not just floors.

Bard asked if there was consensus about ratio.

Virginia stated most on the Planning Commission wanted it to be one floor and it could be any floor.

Katie's concern is that commercial would be placed in the basement.

Brendan, stated in order to make building two happen he would do commercial on the main ground floor, but could also make ground floor residential. He always keeps the fire safety as a top priority. The portion without windows could be tenant storage and/or mechanical.

Katie stated the height and egress is covered in fire code and the amendment could reference fire code. Moved on to discuss the footprint of each building. Suggested structures be limited to 8000 square feet which is the approved size for building two. Compatibility would be the same as the upper block. One big thing is defining street level and if we require street level to be commercial. This brings us back to ratio. We still need to finish a discussion about lot coverage.

Question is would 80% lot coverage be calculated on developable acres or the overall lot size. Also, should we allow parking in the floodplain?

Brendan stated the approval and the plan was to allow parking in the floodplain. We are managing the storm water. There are some storm water ponds. Some goes into the wetland.

Christy stated that does not count because this is a new development.

Brendan said the project got through the state stormwater review and they have a permit.

Josi said they never submitted to Act 250 for building two because they were changing their plans for building two.

Christy stated designs usually work to address a whole site. Also does not think there is a stormwater plan for the entire site.

Josi stated they went through Act 250 for building one but still need to go through Act 250 for building two.

Jess explained currently lot coverage is per parcel of the total parcel regardless of if that acreage is developable. The question here is should this district follow that standard or base coverage on just developable.

Bard stated the concern is that a majority of the developable acreage in the master plan is covered.

Christy stated initial plans showed more greenspace and now there is less.

Brendan said it has changed over time.

Christy stated they are trying to create zoning that is for the district, not revolving around a site plan. But we are trying to work with you.

Bard asked what percent of the developable acreage is covered in the site plan. It looks like 90%.

Brendan stated it probably is about 90%, because we looked at it as overall.

Bard stated the problem is that then the permeable surface is limited to the flood plain.

Virginia said lot coverage is based on total lot area in all the other districts.

Brendan stated it is nice that it is in the flood plain because it concentrates the development and allows for larger green space. Also, the upper block has 80% coverage or more.

Roger stated that some of the lots in upper block are more than 80% based on when it was developed.

Brendan stated the coverage is being driven by parking requirements.

Katie asked if there has been discussion of making building two smaller.

Brendan stated there had been but they are too far down the road to reduce it.

Katie stated it sounds like you need to have an 8000 square foot building to make it work.

Brendan, building two will look similar to building one from the front, although it will be larger.

Katie stated the two sticking areas are lot coverage and commercial to residential ratio.

Katie asked how many parking spots there are in the existing master plan?

Jess stated it is 147 after building one and two, but site plan shows 171 based on the commercial uses they proposed. Eliminating flood plain would suffice for the first two buildings.

Consensus was to schedule another zoning specific meeting to further discuss lot coverage and residential to commercial ratio.

David Sander offered to adjust the agenda and push up the topic of police. Larry presented information regarding the acquisition of a new cruiser. Larry also presented the changes to the SRO contract. Roger moved to approve the SRO contract. Seconded by Christy. All were in favor, so moved.

Christy moved to approve the MPG application, seconded by Katie. All were in favor, so moved.

-EXECUTIVE SESSION-

Christy Witters moved to find that premature public knowledge about the appointment or employment or evaluation of a public officer or employee would cause the Town or person to suffer a substantial disadvantage. Seconded by Roger Brown. All were in favor, so moved.

Christy Witters moved that they enter into executive session to discuss the appointment or employment or evaluation of a public officer or employee under the provisions of 1 VSA 313(a)(3) of the Vermont State Statutes and to invite the town manager Josh Arneson and finance director Connie Bona into the executive session. Seconded by Roger Brown. All were in favor, so moved.

Bard moved to exit executive session. Seconded by Christy. All were in favor, so moved.

Discussion ensued about timing for the review of health insurance figures. Christy moved to approve the letter to the police union. Seconded by Katie. Christy, Katie, Bard and David were in favor. Roger voted no. So moved.

Bard moved to approve the warning for the water line bond vote. Seconded by Roger. All were in favor, so moved.

Roger moved to approve the resolution for the water line bond vote. Seconded by Bard. All were in favor, so moved.

Roger moved to approve the declaration of intent for the water line bond vote. Seconded by Bard. All were in favor, so moved.

Christy moved to approve PO3843 10630 between water and highway, seconded by Roger. All were in favor so moved.

Roger moved to approve PO3837 for school tax payment. Seconded by Christy. All were in favor, so moved.

Christy moved to approve Stone's Throw liquor license. Seconded by Katie. All were in favor, so moved.

Bard moved to approve the minutes from 9-3-19. Seconded by Roger. All were in favor, so moved.

Katie moved to approve the stormwater grant application. Seconded by Bard. All were in favor, so moved.

Next Agenda: Health Insurance, Jolina Court zoning, Parking Permits, Budget Meetings

Roger moved to adjourn, seconded by Bard. All were in favor, adjourned at 10:40pm.