

Ongoing PC projects – 3.20.24

1. I/C residential and PUD revisions

- VC to send Keith a) slightly revised memo and b) brief summary to add to redline, clean copy and bylaw report for SB hearing May 6 - *done*
- Keith to do all notifications and warnings

2. . Buttermilk – update JC district section 3.9

- Discuss how to use term “affordable” -- “true” income-sensitive affordable vs workforce affordable – and how to keep this clear in all discussions
- Discuss increasing density
- Review memos from chair regarding “facts”
- Review conditions from prior Buttermilk approvals
- Review current JC ZD section 3.9
- Multifamily standards section 6.13 – revise?

3. VRNs

- Approve draft #20 (setbacks, lot frontage, lot coverage, sidewalks, other infrastructure)
- Approve definitions (new: “on ground improvements,” revisions: “setbacks,” “lot coverage,” “structure,” “impervious surfaces”)
- Work on “emergency shelter” question
 - Consider new definitions: “elder care facility,” “emergency shelter,” and revision of: “supported housing” and “group home”
 - “elder care facility” as conditional use in VRNs
 - Definition of “disability” – 9 VSA 4501
 - examples of shelters in communities – what makes them work?
- Multifamily standards?
- Stormwater?

4. Jonesville Commercial

- Clarify Jonesville Commercial District vs. Jonesville land use area (Town Plan)
- Identify 4 current commercial areas and their differences –
 - Jonesville, VYCC, RCCC, Exit 11
- Current PUD allows residential PUDs but no dwelling use similar to I/C
- Discuss possible strategies for adding residential to Appelbaum lot

5. VYCC Commercial

- On-farm accessory businesses
- Revert to A/R ZD?

6. Village Commercial ZD and RCCC Commercial ZD

- Combine ?
- Revise to incorporate Act 47

7. Residential density / density bonuses / affordable housing sections 6.14, 6.15, 6.16

8. Finish adding Act 47 to any applicable sections of the RZR (mostly where served by town W&S) along with any other recent statutory requirements

9. RSR revisions and natural resource protection standards for RZR relative to replacement of MDP with “Critical Permit Conditions” Language