



49 flood hazard regs already prohibit this; but, it only comes up when homeowners apply for a zoning  
50 permit. We can't feasibly enforce this in existing structures, other than educating resident with  
51 affected properties about the risks via public outreach.

52  
53 Taylor said he'd follow up with additional refinements to Sec. 9 to remove the option of building  
54 new structures in river corridors, and check to see if we can add language mirroring flood hazard  
55 zone rebuilds/repairs in those zones. He also briefly discussed vernal pools and minor wetlands draft  
56 language in sec. 5.11. In general, these rules continue to give ANR regulations a priority over local  
57 review. He doesn't feel we can go further to restrict wetland crossings that meet ANR criteria.  
58 Suzanna and Greg commented that ANR regulations for wetland crossings with driveways and  
59 utility lines are applied rather loosely & applicants can mostly do what they want.

60  
61 Our preference would be that applicants avoid wetland crossings altogether, if there is another viable  
62 option to access the part of the property they want to develop. On the other hand, such rules could  
63 make some lots too expensive to develop. Taylor will work to integrate these concepts into the  
64 language of this section, but cautioned that state septic regs generally trump local municipality  
65 jurisdiction in most cases. He suggested that we have this draft reviewed by the town attorney for  
66 conformance with statute. He also suggested we exempt South Village district from this  
67 requirement, as that area is laced with low-lying areas (including Class 2 wetlands) that would  
68 become unbuildable if we adopt this as a town-wide standard.

69  
70 Next, Taylor brought up Sec. 3 rewrites, which address scope of DRB authority and Zoning  
71 Administrator's ability to approve conditional uses and site plans administratively (without bringing  
72 them to the DRB), and standards for what types of development are exempt from permitting. ZA  
73 already can determine when applications are complete, to trigger 30-day review period, without  
74 getting into what defines a complete application. We discussed some of these exemptions, including  
75 how much earth can be moved without a permit. Current regs stipulate moving more than 100 cubic  
76 yards needs a permit. Also discussed if limit of 35 new units a year should still apply; we agreed  
77 South Village district should be exempt from this rule. Taylor has proposed eliminating the current  
78 conditional use table, as it's redundant. We also discussed standards for determining 'no adverse  
79 impact' standard for allowing conditional uses. Taylor proposes a simple test in Figure 2A on p. 28.  
80 ZA would apply this standard, then hand off to Planning if it requires DRB approval. On page 29,  
81 discussed ZA discretion in determining which changes to a permitted site plan are considered  
82 'minor' vs. which must be brought to DRB for approval. Need to tie % increase in size, or moving  
83 an approved structure, to determine what is significant enough to bring to DRB for review &  
84 approval. Under 'Review & Notice' section, add a 15-day appeal period and notify abutters if ZA  
85 grants admin. approval for a minor change; this follows statute in providing notice and the right to  
86 appeal for abutting property owners who may want the chance to appeal an administrative approval.

87  
88 Next steps: Taylor will continue working on refining exemptions & scope of DRB/ZA roles in  
89 Article 3. Will return with additional revisions next month. Taylor left the meeting at 9:10.

90  
91 **Change in PC meeting schedule:** Suzanna brought up town's desire to address current backlog of  
92 site plan & subdivision regs. Our current practice of devoting our 4<sup>th</sup> Tuesday meeting agenda to  
93 these bylaw reviews limits us to reviewing just two site plans a month; we currently have 4  
94 applicants waiting for a hearing date, which (if we don't change this pattern) won't be heard until  
95 November or December. Staff proposed taking this work off our regular meeting agendas & adding  
96 a monthly daytime meeting of a subcommittee that would work with Taylor to continue framing

97 drafts and move this amendment process forward. This would free up our 4<sup>th</sup> Tuesday meetings to  
98 schedule site plan reviews & address our backlog.  
99

100 Members agreed this was a good idea. Greg Drew and Tony Heinlein volunteered to serve with  
101 Suzanna on this committee, which would be staffed by Cindy and Larry. Taylor has already agreed  
102 to meet with this committee on whatever schedule works for us. We discussed possible dates &  
103 came up with 9:00 a.m. on Oct. 15<sup>th</sup> and Nov. 19<sup>th</sup>. Larry will follow up with Taylor to confirm his  
104 participation on those dates. Larry noted that we need to provide public notice of these meetings on  
105 town website & that their meetings would be open to the public. But detailed minutes won't be  
106 needed, as this group will not be making any decisions, just discussing drafts that will come back to  
107 PC for action. Meanwhile, Larry will schedule site plan hearings for the Oct. 22 PC meeting.  
108

109 **Sept. 10 meeting minutes:** The commission reviewed the draft minutes from the September 10,  
110 2019 meeting. George made a motion made to accept the minutes with minor amendments as noted,  
111 seconded by Tony. Approved unanimously.  
112

113 **Draft applicant site plan follow-up letters:** Next, the Commission discussed draft letters to outline  
114 next steps for Gilmond and Thweatt applications we heard on Sept. 10. Minor changes to Gilmond  
115 draft were discussed. No changes to Thweatt draft. Greg Drew moved to approve the drafts as  
116 amended, seconded by Tony. Approved unanimously.  
117

118 **Adjourn:** Motion made to close the meeting at 9:38 p.m. made by George, seconded by Greg Drew.  
119 The ayes were unanimous, the motion carried. The meeting was closed. **Next mtg.:** October 8<sup>th</sup>.  
120

121 **FYI:** Larry mentioned that the town will pay for Commission members to attend a VCLT workshop  
122 for planning and zoning commission members in South Burlington on Oct. 23, if anyone's interested  
123 in going. David, Greg, Suzanna are interested. Larry will follow up to confirm registrations.  
124

125 **Selectboard Concerns:** None for now, although the 35-unit annual permit limit should be discussed  
126 with Selectboard if we decide to change that in the bylaws.  
127

128 **Also noted, for SB:** Maurice Fitzgerald has given verbal notice to the town of his resignation from  
129 the Planning Commission. He may or may not write a letter to this effect. As of October 1, he will  
130 no longer be included as a PC member in our minutes. The Selectboard may wish to advertise for  
131 &/or appoint a replacement or alternate to serve as the 7<sup>th</sup> member until the next Town Meeting.  
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133

134 Respectfully submitted,  
135 Larry Lewack, Planning Coordinator