

GEORGIA PLANNING COMMISSION

February 27, 2018

7:00 pm

Board Members Present: Peter Pembroke, George Bilodeau, Tara King, Suzanna Brown, Tony Heinlein, and Maurice Fitzgerald

Absent: Greg Drew

Staff Present: Ryan Bell, Planning Coordinator; Cindy Deyak, Zoning Administrator

Others Present: None

Approved: March 13, 2018

The meeting was called to order at 7:00 pm by Peter Pembroke, Chair.

There were no public hearings.

Peter changed the order of the Agenda in order to review the minutes of the February 13, 2018, meeting prior to opening discussions regarding zoning regulation changes. Review and discussion followed. George Bilodeau made the motion to approve the minutes of February 13, 2018, meeting with changes, seconded by Suzanna Brown. The ayes were unanimous; the motion carried.

The Planning Commission met to continue discussions regarding changes to the development regulations last updated October 14, 2013. The last meeting regarding regulation changes was on March 28, 2017.

The Commission discussed the following new topics:

1. Flood Hazard Regulations. The flood hazard regulations currently in place were adopted in 2013 based on the Vermont Department of Environmental Conservation's minimum requirements for compliance. The Commission discussed whether or not to adopt the state's full flood hazard model ordinance. After discussion, it was decided that the Commission invite certified flood plain manager Taylor Newton from NWRPC in for discussion regarding the town's options. Ryan will contact Taylor to schedule.
2. Camper Trailers: The Commission continued its discussion from March, 2017, regarding residential use of camper trailers on developed lots. The regulations currently prohibit the occupation of a camper trailer parked on a developed residential lot. After discussion, the Commission elected to not change the existing regulation at this time.
3. Limited Use Restaurants: The Commission had previously agreed that some form of restaurant use should be allowed in districts other than the SV and B districts. The Commission agreed that limited use restaurants, i.e., limited seating in a take-out deli, should be allowed as a conditional use in the AR2, AR3, and B districts and as a permitted use in the SV district. The Commission requested that Cindy and/or Ryan search for sample language to be reviewed at the May 22nd meeting.
4. Accessory Structures: The Commission continued its discussion from March, 2017, regarding currently exempt accessory structures. The current regulations exempt from permitting any accessory structure 100 square feet or less in size. After discussion, the Commission elected to eliminate this exemption and to require a permit for all accessory structures. The Commission agreed that the current regulation which reduces

setback requirements for accessory structures 200 square feet or less in size from the zone standard to 10 feet remain.

5. Fences: The Commission discussed the current fence regulation which does not include specific standards for fences other than fences less than five feet high do not require permits. The Commission reviewed sample fence regulations which more specifically delineate certain other requirements. The Commission agreed to adopt more clearly defined requirements similar to those in the sample regulations provided.

6. Junk: The Commission continued its discussion from March, 2017, regarding the town's current limited regulation of "junk" and whether to recommend the adoption of a junk ordinance, as opposed to regulating junk through zoning, to the Selectboard. The PC agreed that the more efficient way to handle junk complaints is through an ordinance rather than the time consuming and expensive requirements of zoning enforcement. The Commission directed Cindy to contact St. Albans Town Manager Carrie Johnson to discuss St. Albans Town's current junk ordinance and how it is working. After receiving input, the Commission will consider whether or not to recommend that the Selectboard adopt a junk ordinance.

7. Homeowner's Associations: The Commission agreed that HOA's should be required for all development proposals which include shared infrastructure including, but not limited to, private road and Class IV road use.

8. Concept Plan Review: Concept plan review is currently only required/mandatory for development in the South Village Core District. The Commission agreed that concept plan review be required/mandatory for development in any district and that language similar to that under "sketch plan review" (i.e., notices, letter of recommendations, etc.) be added.

9. Sketch Plan Review: The Commission agreed to replace "within a reasonable timeframe" with "within 45 days" under Section 4.4(C)(3). The Commission also agreed to replace "Approval of a sketch plan...." with "Acceptance of a sketch plan...." under Section 4.4(C)(4).

10. Further Discussion: The Commission will discuss agritourism/rural enterprise, additional buffer language, PUD-Residential revisions, specific conditional use standards, and a vendor ordinance at future planning meetings.

The Commission directed Cindy and/or Ryan to begin preparing, through track changes, amended development regulations with those changes already discussed and approved and to forward same to Taylor Newton at NWRPC for preliminary review.

Other Business:

Peter Pembroke made the motion to move into deliberative session at 8:45 pm; seconded by Tony Heinlein. The ayes were unanimous; the motion carried.

The Commission moved to deliberative session.

Suzanna Brown made the motion to come out of deliberative session at 9:20 pm; seconded by Tony Heinlein. The ayes were unanimous; the motion carried.

The Commission returned to open session.

Suzanna Brown made the motion out of deliberative session to approve the Lamos site plan amendment decision, the Rhodes preliminary plat decision, the Harrison-Rabtoy sketch letter, and the Wood sketch letter as presented, with changes discussed; seconded by Tara King. The ayes were unanimous; the motion carried.

Suzanna Brown made the motion to adjourn the meeting at 9:30 pm; seconded by Maurice Fitzgerald. The ayes were unanimous; the motion carried. The meeting was adjourned.

Respectfully submitted,

Cindy Deyak, Acting Secretary
Zoning Administrator