



PLANNING COUNCIL MEETING MINUTES OF NOVEMBER 22, 2022

Members: Present: Joshua Goldstein, Etienne Hancock (Chair), John Meyer, and Tom Snipp

Absent: Steven Foster

ADMINISTRATION and STAFF: Zoning Administrator Todd Thomas

PARTICIPANTS/GUESTS: Tom Cloutier, and Gary Briggs

CALL MEETING TO ORDER

Chair Hancock called the meeting to order in the Community Meeting Room of the Old Tegu Theatre at 43 Portland Street at approximately 5:00 P.M.

APPROVE PRIOR MEETING MINUTES

1. Prior meeting minutes

Approval of the previous meeting minutes was tabled due to initial quorum issues and never readdressed once member Goldstein arrived.

DISCUSSION

1. Previous DRB zoning language interpretation issues

Chair Hancock, Member Snipp, and Mr. Thomas spoke as to what they witnessed at the November 9th DRB meeting. Mr. Thomas said that the only Zoning Bylaw language interpretation issue that came up that night was the new Section 206(g) Outdoor Space requirement for new multi-family dwellings. It was agreed that Mr. Thomas would work on a rewrite for this wording so building code driven setbacks could not fully satisfy the lawn area option offered in Section 206(g) of the Zoning Bylaws.

2. Town Plan Implementation Chapter

Mr. Thomas led the Council through the stated Objectives in the Implementation Chapter of the Town Plan with a 1-year time horizon or less. For the parties responsible for said Objectives other than the Planning Council, it was decided that letters would be sent to each group reminding them of this coming-due work item. Draft letters would be reviewed at upcoming Planning Council meetings (as Mr. Thomas had time to write them). For the Town Plan Objectives that were the responsibility of the Planning Council, the Council agreed to invite Jim Lovinsky, Graham Mink, and Nock Donza to a meeting in January to talk about fully electrified buildings and what density incentives could be made available to encourage the retrofit and development thereof. The Council also spoke about the Town

Plan Objective that encouraged the creation of a Housing Committee. It was agreed that such a Housing Committee should have some sort of public process when deed restricted affordable housing is created so the public could be made aware of transactions like the recent sale of 25 housing units on Gordon Lane from AHL Investments to Lamoille Housing Partnership for approximate \$4.5 million. The Council also discussed the ongoing objectives for the year, including revising the Conservation Subdivision Bylaw and the broader Zoning Bylaws to incentivize the production of new single-family homes and townhouses. It was also agreed that further edits to Sections 206 & 207 of the Zoning Bylaws would be needed as the new 2002 Zoning Bylaws were put into use over the coming months. Finally, the Board spoke about efforts to increase pedestrian safety, especially in the new High Density Residential Zone on Jersey Heights. Mr. Thomas said that the Town was due to update its road policy this year. Council Members said that they would love to have a seat at the table during this discussion if possible. Mr. Thomas was asked to send out the draft Town Road Policy as it currently stands.

ADJOURN

The meeting adjourned at 7:30 PM, submitted by Todd Thomas, Planning Director

Please note all minutes are in Draft form and are subject to approval at the next Planning Council meeting.