



PLANNING COMMISSION MEETING MINUTES OF OCTOBER 14, 2025

Members: Etienne Hancock, John Meyer, James Morris, Wally Reeve

Absent: Joshua Goldstein

ADMINISTRATION and STAFF: Tyler Machia Zoning and Planning Administrator

PARTICIPANTS/GUESTS:Jery Throne, Martin Green

CALL TO ORDER

Etienne Hancock called the Planning Commission to order at 5:02 PM at the Tegu Building.

AGENDA CHANGES/ADDITIONS

None

APPROVE PRIOR MEETING MINUTES

1. Approve minutes from 9/23/25.

*Motion made by John Meyer to approve the minutes of 9/23/25. Motion seconded by Wally Reeve.
Motion carried. (4/0)*

OLD BUSINESS

1. Continued review of the proposed 2023 Zoning and Subdivision Bylaws with emphasis on the following Sections: 420, 510.1.h and & 900.

The Commission continued to review the changes made to the 2023 Zoning and Subdivision Bylaws, focusing on Sections 420, 510.1h, and 900 in response to the town's attorney's advice. Tyler offered rewrites of the statutory language that reflected the statute's intent. Discussion followed based on the attorney's feedback that explicitly suggested including the specific language used in the state statutes rather than just referencing them. The discussion clarified that while the state statute language could be used, attempting to wordsmith it might lead to future issues with interpretations of the intent. It was proposed to remove most of their drafted language and instead use verbatim text from state statutes, particularly sections marked as "shall" and "must." The group agreed to leave out sections marked as "may" for now and consider them later.

Tyler reviewed specific statutes regarding mobile home parks, residential care in group homes, and affordable housing. Tyler discussed the importance of clear definitions in regulations, particularly for interpreting state statutes. He explained changes to definitions for accessory on-farm businesses and building heights, emphasizing the need to prevent misuse of accessory use permits. He also addressed concerns about building height restrictions and fire safety, noting that while state fire code requirements have changed, some towns still enforce older regulations. He will seek further guidance from VLCT on the issue of ladder truck access for taller buildings. Also discussed was the need for clarification and expansion of definitions of land use and zoning regulations, particularly for light industry/manufacturing to better regulate and permit various commercial and residential developments. The current definition of duplexes could allow for on building with two units or two single-family homes to be built on a lot without having to

meet the ADU size restriction due to the way duplexes are defined, which could undermine the purpose of ADUs. Tyler highlighted the importance of defining farms according to state agricultural practices and clarified the exemptions for farm structures while also discussing the need for more robust definitions overall.

NEW BUSINESS

1. Consider alternative ways to permit multiple uses on a lot.

The challenge of permitting multiple uses on a lot and the use of a PUD was discussed. Travis proposed four options as alternatives to PUD's ranging from minimal oversight (Option A) to more restrictive requirements (Option D). The Commission expressed concerns about protecting the RRA district's rural character while maintaining transparency for consideration, including a PUD mixed-use approach. The group agreed to further consider the nuances between options C and D, particularly regarding RRA exclusions, and did not reach a final decision.

At this point, all the legal concerns in the Zoning Bylaws have been addressed. Tyler will return with a finished copy of the bylaws and contact the attorney to comment on potential adjustments to the language of Section 420.

FUTURE PLANNING AGENDA TOPICS

CORRESPONDENCE/NOTICES

None

ADJOURN

Motion made by John Meyer to adjourn. Motion seconded by Wally Reeve. Motion carried. (4/0)

Meeting adjourned at 7:15 pm

Submitted and filed this 10/15/25.

Bonnie McDermott, Scribe

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