TOWN OF ESSEX
PLANNING COMMISSION
MINUTES
FEBRUARY 24, 2022

Note: *This meeting was in-person and virtual on Teams.

PLANNING COMMISSION (PC) PRESENT:
IN PERSON: Ned Daly.
VIRTUAL: Josh Knox, Acting Chair; Dustin Bruso, PC Chair; John Mangan, Clerk; David Raphael; and Tom Furland.

OTHERS PRESENT:
IN PERSON: Darren Schibler, Planner; and Al Senecal.

VIRTUAL: Sharon Kelley, Zoning Administrator; Jean O'Sullivan, Economic Dev. Coordinator; Alexander LaRosa, Esq.; Walter McCarthy, Esq.; and Community T.V.

The meeting was called to order at 6:33 p.m. Chairman Bruso announced that he was under the weather and was not sure if he would be available for the entire meeting, therefore asked the Vice-Chair to take lead of this meeting. Acting Chairman Knox stated that this meeting was not to discuss the merits of any proposed changes to the Regulations, rather it was to determine where the PC wanted to land with its 2022 work plan. Knox said, "This meeting is how, not what."

Acting Chair Knox announced that if any person from the audience or the PC wanted to discuss a topic not listed on the Agenda or comments relating to the Consent Agenda, the time to speak is under 'Public Comments'.

<u>AGENDA ITEM 1: PUBLIC COMMENTS</u>: Al Senecal stated that an email was sent to staff just prior to the start of the hearing which reinforced topics that he requested the PC to consider. He noted that he spoke about one of the items, uses in the RPD-I zone, at a recent PC workshop. However, he had a few other requests that he hoped the PC would consider. Acting Chair Knox stated that they would take those comments during its workshop. Darren Schibler forwarded the email to the PC.

There were no other public comments.

<u>AGENDA ITEM 2: CONSENT AGENDA:</u>

> BOUNDARY LINE ADJUSTMENT: Max Pellerin & Lake Champlain Transportation Company: Proposal to transfer .036 acres from 234 Colchester Rd to 250 Colchester Rd located in the Industrial (I1) Zone. Tax Map 77, Parcels 1 & 2.

Commissioner Mangan Moved and Commissioner Raphael Seconded a Motion to approve the Consent Agenda. The Motion passed 6-0.

<u>AGENDA ITEM 3: Workshop: Continued Discussion re: 2022 PC Work Plan</u>:
Darren Schibler brought up Senecal's letter on the screen. Al Senecal stated that he would like the PC to consider the following topics during its regulation amendment process, as follows:

- Uses in the RPD-I Zone;
- Change of Zoning District located at Upper Main Street where the mini-golf lands are located; and
- Reinstituting ‘Congregate Housing Bonus’ on Pinecrest Drive.

Staff and the PC walked through a workplan, compiled by Regina Mahony of Chittenden County Regional Planning Commission (CCRPC), resulting from an earlier workshop. The document listed topics that were discussed at the previous meeting. The PC went through each item and rated, as a group, what items were urgent and difficult. The topics included the following, and additional topics were added to the workplan:

- ETC|NEXT/Design Standards;
- Fort Ethan Allen rezoning;
- Old Historic Center rezoning;
- Inclusionary Zoning;
- Bylaw Modernization Grant;
- Energy Efficiency; Sewer Capacity reallocation;
- Parking;
- Performance standards;
- 2024 Town Plan update;
- Saxon Hill uses;
- Saxon Hill land swap;
- Solar & Electric Charging;
- Rezoning lands off VT 15/VT 289; and
- Old Historic Center placemaking.

The PC and staff walked through and rated the issues that the PC previously discussed that they would like to consider for the upcoming amendments. The issues were rated on ‘Urgency’ and ‘Difficulty’. The PC determined to discuss the ‘Resource’ category at a future workshop; and a brief discussion took place on ‘Partners or others who can take the lead’. This topic was continued to the next PC meeting.

Chairman Bruso reiterated from the last hearing that future regulation/planning discussions should determine how other groups (such as the ZBA, Housing, Energy, Conservation and Trails, etc.) be included as part of the working groups. The PC agreed.

AGENDA ITEM 4: MINUTES 2/10/2022:

Commissioner Raphael MOVED and Commissioner Schumacher SECONDED a MOTION to approve the 2/10/2022 minutes as written. The MOTION passed 6-0.

ITEM 5: OTHER BUSINESS:
Commissioner Raphael noted that small work groups among the PC works well.

The meeting adjourned at 8:40 p.m.

PLANNING COMMISSION
By:______________________________
Dustin R. Bruso, Chair