

Barre City Planning Commission

July 28, 2022 Meeting Minutes

Present: David Sichel (Chair), Michael Hellein (Secretary), Rosemary Averill, Amanda Gustin, Raylene Meunier, Joe Reil, Becky Wigg

Absent: None

Staff: Janet Shatney (Director of Planning, Permitting & Assessing)

Visitors: Peter Anthony, Samantha Hiscock

1. Call to Order

5:30pm

The chair welcomed new commissioner Raylene Meunier and other commissioners introduced themselves.

2. Adjustments to the Agenda

The chair moved the public hearing to before old business.

3. Public Comment

No public comment.

4. New Business A

A. Open Public Hearing for draft revisions of the Unified Development Ordinance for Accessory Dwelling Units Section 3202

i. Opening remarks by the Planning Commission

ii. Presentation of the draft revisions to Section 3202

iii. Questions and answers, any testimony

i. Peter Anthony thanked the commission and encouraged a vote to forward the changes to City Council.

iv. Decision to close or recess public hearing

i. **Motion to close, Gustin, second Reil. Roll call vote unanimous in favor.**

v. Decision to vote to forward draft revisions of Section 3202 to the City Council for consideration of a first reading

i. **Motion to forward revisions, Gustin, second Hellein. Roll call vote unanimous in favor.**

5. Old business

A. Approval of Minutes of the Regular Planning Commission meeting May 26, 2022

i. **Motion to approve, Averill, second Reil. Roll call vote: Sichel, Hellein, Averill, Gustin, Reil in favor, Wigg and Meunier abstaining.**

B. Housing Density Discussion

Sichel suggested removing all density requirements other than making more than two dwellings per lot a conditional use in R4 and R8. Gustin asked what the current density constraints are trying to achieve. Hiscock pointed out that in some places our density constraints are too right. Hellein said that the idea of getting rid of density constraints entirely was a very dangerous plan in the absence of a professional planner and without being about to point to somewhere else this was implemented successfully. Gustin suggested identifying key areas to adjust density to meet needs and to fill in density comparable to adjacent Barre Town zoning.

Sichel asked what a process could be to move forward, and whether using a municipal planning grant to revisit the development ordinance was a good idea. Hellein suggested using the current dwelling unit per acre data to identify where we need to take action now, and he suggested considering using a municipal planning grant for some form of transportation planning. Gustin agreed that getting this data will help inform where we can make changes today, and will help us focus development in areas where we already have the most infrastructure.

Hellein suggested that we not add any new zoning districts at the moment, but find places where we should draw zoning district boundaries. Sichel worried that some people would be concerned at finding themselves in a new district. Gustin pointed out that changing the density would always have some impact on what development can happen.

Gustin suggested agenda items for next time: looking at density requirements for R-16 and R12, and looking at district lines in the R-4 district around Beckley Street and Maple Avenue. Averill praised the work of the committee and was enthusiastic about doing site visits. Sichel asked if doing walking site visits would work, and Gustin said it would be good to keep them during our current meeting times. Gustin suggested getting the dwelling unit per acre data from our U.D.O. consultant to inform walk locations.

Shatney noted that the area off of lower Prospect Street was a location of common developer frustration. Sichel requested that commissioners look for locations to focus on for our next meeting.

Action item: Shatney will try to acquire KML parcel data for dwelling units per acre from PlaceSense.

6. New Business B

A. Discussion and/or designation of Chair, Vice Chair and Secretary for FY23

Nomination for Hellein as chair Gustin, Reil second. Motion to close nominations for chair Reil, Wigg. Roll call unanimous in favor.

Nomination for Gustin as vice chair Hellein, Wigg second. Roll call unanimous to elect.

Nomination for Reil as secretary Averill, Reil second. Roll call unanimous to elect.

7. Staff Updates

No further updates.

8. Roundtable

Sichel mentioned there's a new round of planning grants that the city should apply for, and should be suggested at the next meeting.

9. Adjourn

6:06pm, **Motion Hellein, Second Reil. Roll call unanimous vote to adjourn.**