

May 2, 2024 Planning Commission Meeting

Present: Jo Jackson, Spencer Prescott, Ken Pohlman, Katie Manaras, Steve Gutowski (ZA).

PC via Zoom: Chris Boyle.

Public Present: Jim Dumont, Marilyn Ganahl.

Chair Jo Jackson calls meeting to order at 6:31pm.

Approval of Agenda

Jo makes motion to approve Agenda for 5/2/24 meeting; Katie seconded; no discussion.

5-0; motion passes.

Public Comment

Steve (ZA) offers copies of zoning regs and Town Plan to DRB. Everyone is grateful to Steve for giving these to all members of the DRB.

- Discussion regarding fact that new regs are harder to find on the website; Town is working to make regs more accessible on website.

Minutes from 3/7/24, 4/4/24, & 4/27/24 Planning Commission Meetings

Planning Commission members have reviewed minutes.

Ken moves to approve all three minutes; Chris seconds.

Discussion: Katie made public comments before she was on PC; they weren't accurately recorded in prior minutes; Katie will clarify what she meant through her new role on the Planning Commission.

5-0; motion passes.

Review/Revise the 'Road Map' Document from Prior Planning Commission

- PC discusses whether we want to use this as a guiding document or strike our own path.
- Discussion as to whether we should follow road map or take different approach.
 - o Value to each approach; don't need to reinvent the wheel.
 - o We will use information from road map but won't be bound by it.

- Discussion regarding specific parts of 'Road Map' document

First Phase (from Road Map document)

- PC will determine later what to do about grant at later date
- PC will solicit input from SB and community at large throughout process

Second Phase (from Road Map document)

- PC will solicit input from Planning Commission/Legal Planning Manual
 - PC will consider what nearby towns are doing w/respect to zoning
 - Ken suggests Ripton will have good insight on national forest implications of our plan
- Discussion regarding addressing Town Plan first vs. addressing specific areas of Zoning Regs that need attention
 - o There may be certain areas of Lincoln Zoning Regs that need prompt attention
 - o Time is a consideration since interim zoning regulations need to be addressed and/or extended this year.
 - **PC will ask SB to extend interim zoning regs to allow PC to discuss Town Plan first.**

Review Jim Dumont's Memo

- Interim zoning regs address most pressing issues; Jim suggests that interim zoning regs address issues that need immediate attention
- If areas needing immediate attention are addressed; PC can focus on broader/more philosophical approach
- Steve has question about term "materially similar uses" in interim zoning regs
 - o **Jim Dumont suggests important question that needs to be decided over PC's process is how Zoning Regs will address uses (e.g., everything that's not expressly permitted is conditional use; everything that's not permitted is prohibited)**
 - o Steve suggests that "materially similar" is not helpful standard; discussion as to whether objective standard would be more helpful/easier to apply
 - Marilyn Ganahl comments that subjective standard creates possibility for litigation

- Steve suggests **PC look at square footage limitations for dwelling units**
 - o Might want to adjust for different districts

- Discussion of PC's approach to developing Town Plan/revising Zoning Regulations
 - o PC discusses splitting up Town Plan so each member can address parts of Town Plan
 - o **Jo will divvy up parts of Town Plan and assign to different members of PC**
 - PC members will review parts of Town Plan and work to identify issues/questions that we want to present to community
 - Idea is to identify issues that PC wants to present to community for input
 - Once there is community consensus, we will then implement those goals through Zoning Regulations
 - When reviewing Town Plan, PC members will consider whether updating map(s) in Town Plan would be useful for specific purpose
 - Katie would like to address conservation parts of Town Plan

Consultation with Addison County Regional Planning Committee

- ACRPC wants to come and talk with PC in June.
- We will invite them in and then use our expertise at later date.
- **ACRPC will be invited to June meeting.**

State of Vermont Municipal Planning Grant Application

- Grant opens in July; applications due in fall.
- PC will consider grant application following review of Town Plan.

Old Business

- None.

New Business

- See approach discussed above.
- Katie notes Jim's comments that interim regs address most pressing issues

Adjourn

Jo makes motion to adjourn at 7:58pm; Ken seconds; no discussion.

5-0 in favor; motion passes.

Respectfully submitted,

Chris Boyle
Secretary

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