

## **Land Use Regulation Update Committee** *Town of Ferrisburgh, Vt.*

FINAL – Minutes for meeting of August 27, 2019; approved September 4, 2019.

**Members present:** Arabella Holzapfel (chair), Bonnie Barnes, Gail Blasius, Anne Cohn, Carl Cole, Karen Pettersen, Kurt Plank.

**1. Call to order; approve minutes.** Arabella Holzapfel called the meeting to order at 5:30 p.m. Anne Cohn made a motion to approve the minutes of August 7, 2019, as submitted. Gail Blasius seconded. All voted in favor. **Motion approved.**

**2. Report from Planning Commission meeting.** Arabella Holzapfel reported on the August 21 meeting of the Planning Commission, at which she and other LURUC members discussed the committee’s work. She said the Planning Commission had been unanimous in its support of three LURUC-related items: (1) to keep the rural zoning districts, Rural Residential-2 and Rural Agricultural-5, largely as is; (2) to allow for additional flexibility in residential density in these and other districts by exploring the use of new Planned Unit Development (PUD) rules and other zoning tools; and (3) to have the LURUC pursue a municipal planning grant on “Visualizing Density” from the state, with help from Katie Raycroft-Meyer of the Addison County Regional Planning Commission (ACRPC).

Holzapfel and Barnes said they would be meeting August 28 with Raycroft-Meyer to go through the timetable for the grant. The grant, estimated at \$9,000, would require the town to agree to a 10 percent match, or about \$900.

**3. Use table review.** Commission members went through the draft use table prepared during meetings earlier this year and discussed the need for new definitions of some uses, and the addition of other uses. The use table lists dozens of possible uses and their status in the various zoning districts: permitted; requiring site plan review; requiring a conditional use permit; or not permitted.

Commission members wondered about adding so-called “tiny houses” to the use table, but eventually decided these could be included under the “New Residences” heading. Kurt Plank suggested renaming the “New Residences” category to “Dwellings,” since housing units are not necessarily primary residences. Commission members agreed.

Commission members thought “Gas Station” should probably be changed to “Fueling Station,” to accommodate charging stations for electric vehicles. It was also suggested that the reality that nearly all gas stations are also now mini-marts should be reflected in the definition for this use. Members also thought “Storage Units” should be added to the use table.

Commission members agreed that several of the existing uses in the table were in need of improved definitions, and assigned members to look at these, including how they are defined in other towns, and report back at the next meeting: “Home Occupation II,” “Office,”

and “Personal Services”—Bonnie and Jean Richardson; “Recreation, Outdoor,” and “Recreation, Indoor”—Anne Cohn; “Gas Station”—Arabella Holzapfel; “Retail Store”—Gail Blasius; “Warehouse”—Carl Cole; “Extraction”—Karen Pettersen; “Light Manufacturing”—Kurt Plank.

Kurt Plank thought the use category now called “Vehicle/Equipment Sales & Service” should probably be divided into “Vehicle/Equipment Sales” and “Vehicle/Equipment Service,” to reflect the primary activity at the location. He said folks who sell vehicles and/or equipment aren’t always interested in servicing them, and those that service them may not be interested in sales.

**4. Municipal grant 2019.** See No. 2, above.

**5. Timeline.** Arabella Holzapfel suggested the group could have a discussion at the next meeting, on September 4, about the timeline, following the meeting she and Bonnie Barnes are going to have with the Katie Raycroft-Meyer of the ACRPC.

**6. Other business.** There was no other business.

**7. Next meeting.** The next meeting is scheduled for September 4, 2019, at 5:30 p.m., in advance of the Zoning Board meeting that begins at 7 p.m. In addition to the timeline and further discussion of the use table, Holzapfel thought the group could also discuss language pertaining to river corridors proposed by consultant Brandy Saxton.

**8. Adjournment.** Arabella Holzapfel made a motion to adjourn the meeting at 7:05 p.m. Kurt Plank seconded. All voted in favor. **Motion approved.**

— Respectfully submitted,

Tim Etchells