

LAND USE REGULATION UPDATE COMMITTEE

Town of Ferrisburgh, Vermont

DRAFT – Minutes for meeting of October 3, 2018

Members present: Kurt Plank, Carl Cole, Karen Pettersen, Steve Gutowski, Bob Beach, Arabella Holzapfel, Bonnie Barnes

Arabella Holzapfel, chair, called the meeting to order at 5:30 p.m., and the minutes were approved. There was a discussion about whether to rotate the task of taking minutes or to seek to hire a minute taker. Bonnie Barnes agreed to take minutes for this meeting.

There was a discussion about the structure of this committee; whether it was appropriate to allocate the Planning Commission's responsibility to amend the zoning bylaws and subdivision regulations to a committee consisting of members of the Selectboard, Zoning Board of Adjustment, Planning Commission, and the public, plus the Zoning Administrator. It was agreed that Bonnie Barnes would check with the Vermont League of Cities and Towns to determine whether the Planning Commission may delegate planning and drafting authority to this committee, as long as it retains oversight and the ultimate authority to propose amendments to the land use regulations.

The municipal planning grants will be announced in early December; if we are fortunate enough to receive more than \$10,000, the consultant job will need to be competitively bid. The Regional Planning Commission noted that several Addison County towns were seeking state funding, however.

There was a discussion about the need for professional help in this process, given the list of issues we have identified. It was agreed that we, as well as the ZBA and Planning Commission would seek to meet with Brandy Saxton, land use planner, and that we should all be prepared to seek her guidance. Bob Beach commented that there may well be land use regulation issues that the town may not be willing to address, for example, current land use planning favors "clustering" development, yet Ferrisburgh has traditionally considered itself "land-rich" and may not see a need for clustering. Carl Cole remarked that density regulation is not adequately addressed in the current regulations. Other issues were discussed, including conserved land, septic capacity, and multi-use parcels.

The committee also discussed public outreach strategies, reaching out to churches, providing refreshments, posting on Front Porch Forum, and allowing for discussion and sharing of information at ZBA and PC meetings.

The committee agreed to invite Brandy Saxton to its next meeting, on the fourth Tuesday in November, November 27.

Bob Beach moved that the regular meetings of the Land Use Regulation Update Committee be the fourth Tuesday of the month, at 5:30 p.m. Kurt Plank seconded. Motion carried.

Meeting adjourned at 6:55 p.m.

Respectfully submitted,

Bonnie Barnes