

Land Use Regulation Update Committee
Town of Ferrisburgh, Vt.

DRAFT – Minutes for meeting of September 24, 2019.

Members present: Arabella Holzapfel (chair), Bonnie Barnes, Gail Blasius, Anne Cohn, Clark Hinsdale, Karen Pettersen, Jean Richardson, Norm Smith.

1. Call to order; approve minutes. Arabella Holzapfel called the meeting to order at 5:30 p.m. Jean Richardson made a motion to approve the minutes of September 4, 2019, as submitted. Norm Smith seconded. All voted in favor. **Motion approved.**

2. Municipal grant 2019 update. Arabella Holzapfel said she and Katie Raycroft-Meyer from the Addison County Regional Planning Commission continue to work on the application for a municipal planning grant from the state for a study called “Visualizing Density.” She shared a draft of the application with committee members and noted that the deadline for the application was one week away, on October 1. She said she had obtained supporting letters from several people in town; Jean Richardson offered to write another letter to submit with the application.

The state grant will help the town better define what residential density means and might look like in rural Ferrisburgh, and identify specific locations in town where increased density might be appropriate. The grant request, for about \$9,000, would require a 10 percent match from the town, or about \$900.

3. Discussion of zoning district boundaries. The discussion of zoning boundaries began with a recognition that the Planning Commission, at its last meeting, had agreed that the current rural zoning districts, Rural Residential, with 2-acre zoning, and Rural Agricultural, with 5-acre zoning, should remain largely as is. It was also noted that committee members have agreed conserved land should not be automatically included in the Conservation District, because land is conserved in various ways for various reasons.

Committee members also restated their goal to have new zoning boundaries follow property lines, in so far as possible, and to have the new zoning districts largely match the planning areas identified in the newly-adopted town plan.

Toward that end, the committee looked at a small portion of the land included in the planning map, a stretch along Route 7 in North Ferrisburgh identified as the North Business Planning Area. They agreed that the southern boundary of this planning area on the east side of Route 7 should be adjusted to follow existing property lines.

Clark Hinsdale said he hoped the new bylaws would resolve what he described as a “Catch-22” in the current zoning bylaws: that the current Shoreland District requires a 300-foot minimum depth for Shoreland lots, while the district is 250 feet deep. Committee members thought the minimum lot depth limit should be changed to 250 feet in the new bylaws.

A discussion followed concerning the North and South Industrial Planning Areas. Committee members noted the North Industrial Planning Area, which straddles Long Point Road along the railroad tracks, could possibly shrink to include just those areas that are currently developed, with the rest reverting to the surrounding Rural Planning Area. They noted that the railroad was at one time seen as reason to zone the area industrial, but that access to the railroad need not necessarily be a factor any longer in zoning district boundaries. No changes were called for to the South Industrial Planning Area, though it was suggested there would be value in maintaining a strip of open land on the east side, along Route 7.

There was a brief discussion of the section of the Conservation Planning Area bounded by Shellhouse Mountain Road on the south and east and Robinson Road on the north and west. Here, again, there are parts of the planning area that do not appear to follow existing property lines. There was also discussion about ensuring access to public lands in this area, including the Town Forest.

Arabella Holzapfel suggested the committee would want to discuss the Conservation Planning Area with the town's Conservation Commission and also get further input from the Planning Commission on zoning districts before the next meeting. To help them better align zoning districts with property lines, the committee hopes to get large-format maps of some specific sections of town before the next meeting.

4. Other business; next meeting. The committee members decided to cancel the meeting scheduled for October 2. The committee will meet next on October 22.

5. Adjournment. Gail Blasius made a motion to adjourn the meeting at 6:46 p.m. Anne Cohn seconded. All voted in favor. **Motion approved.**

— Respectfully submitted,

Tim Etchells