

MEETING MINUTES
ST. ALBANS CITY PLANNING COMMISSION
SPECIAL MEETING TIME
6:00 PM THURSDAY DECEMBER 19, 2019
ST. ALBANS CITY HALL, 100 NO. MAIN STREET

Approved January 20, 2020

Board Members Present: David Barber, Chair; Michael Gawne; Stan Bradeen; Amy Paradis; Denise Smith, Alternate

Board Members Absent: Luke Richter, Vice-Chair;

Staff Members Present: Chip Sawyer, Director of Planning Development; Wendy Coy, Minute Taker

- 1. Open Meeting – Chair Barber called the meeting to order at 6:05 pm.**
 - a. Introduction of Public Attendees – None**
 - b. Public Comment on issues not on the agenda - None**
 - c. Discuss additions or deletions to the agenda – None**

- 2. Approval of**
 - a. October 21, 2019 Meeting Minutes – Member Smith made a motion to approve the minutes as presented. Member Bradeen seconded. The motion passed all in favor, except with two abstentions: Member Gawne and Member Paradis.**
 - b. November 18, 9019 - Approval tabled until next meeting.**

- 3. Other Business –**
 - a. Planning & Development update –** The S-Ind height amendment was presented at the City Council. There were no comments from the public or the Council. Mr. Sawyer believes that they will be accepted. There are seven good candidates for the new Historical Preservation Commission.
 - b. Other – None.**

- 4. Discuss Land Development Regulations –**
 - a. Density bonuses for historic homes –** Mr. Sawyer reviewed the proposed density bonuses. Member Bradeen stated that there should be a minimum requirement for updated insulation and upgrades. He is concerned with preserving aesthetics but, more importantly, viability and livability. The discussion was tabled until next meeting.
 - b. Proposed corridor and business districts –** The discussion was tabled until the next meeting.
 - c. Draft State legislative proposal –** Mr. Sawyer stated that the Department of Housing and Community Development (DHCD) has been working on a project called Zoning for Great Neighborhoods. The first item discussed was cost. The second item was zoning. A lot of attention has been paid to enabling little houses and shrinking household sizes. This proposal was part of a Q&A in Montpelier on Monday. Mr. Sawyer sent his comments as he couldn't attend. Mr. Sawyer reviewed the proposals.

- i. Accessory Dwelling Unit “Flexibility” Proposal – This proposal takes the current rule that anyone with a single-family home can have an accessory dwelling unit with a 30% limit. This removes the 30% limit. A single-family home can become an owner-occupied duplex.
- ii. Removal ability to regulate small lots that are served by water/sewer: Any community that has water and sewer cannot prohibit building on any lot 1/8 of an acre.
- iii. Requirement to allow residential lots less than 5,400 square feet – This will decrease the lot size by 43%. Does it affect the limits on lot coverage?
- iv. Requirement to treat duplexes the same as single-family homes.
- v. Prohibition on using character-of-the-area review on multi-unit applications.
- vi. Proposed 50% reduction of parking requirement based on leases and proximity to transit stops.
- vii. The Opt-out Provision that allows communities to avoid the pre-emptions above if they can prove hardship.

Member Smith asked if there were any redeeming proposals. Member Gawne stated that each community should contact their representative and have them come and meet with the communities to discuss these proposals. Mr. Sawyer stated that the proposal still needs sponsors in the legislature. The Commission asked what the next steps would be. Mr. Sawyer suggested that the Commission wait until the next version comes out and comment on the proposals then. Member Bradeen stated that the Commission could still send their comments to Mr. Sawyer.

d. Other – None

5. Nominations and Election of Chair and Vice-Chair for 2020 – Member Gawne made a motion to appoint Member Stan Bradeen for Chair and Member Denise Smith for Vice-Chair. Member Paradis seconded the motion. It passed unanimously.

6. Adjourn

Member Paradis made a motion to adjourn at 7:43 pm. Member Gawne seconded the motion. It passed unanimously.