

TOWN OF WAITSFIELD, VERMONT
Planning Commission Meeting Minutes
Tuesday, October 4, 2022

Members Present: Kevin Anderson (online), Emma Hanson (online), AnnMarie Harmon (online), Alice Peal (online), Steve Shea (online), Brian Voigt (online)

Members Absent: Bob Cook

Staff Present: JB Weir, Planning & Zoning Administrator

Others Present: None

II. Regular Business.

1. Call to Order

The meeting was called to order at 7:00 pm. The meeting was held in person at the Town Offices and remotely via Zoom.

2. Review agenda for addition, removal, or adjustment of any items.

Brain noted that Chapter 11 was not yet ready for review.

3. Public Forum.

There was nobody present requesting to address the Commission.

4. Approval of Minutes

The minutes of September 20, 2022 were approved.

5. Wastewater and Water Feasibility Study Update

Alice reported that the 60% report is scheduled to be presented to the Selectboard and that some further edits have been made to the report, which is now available on the website. The public meeting will be held the week of October 24; there was some discussion regarding preferred days. AnnMarie and Alice will check what days are available at Lawson's. Alice also noted that the expectation is that the 90% report will be complete by Thanksgiving. Following acceptance of that report, if the Selectboard is in favor and there is a sense of community support, the next step will be to put together an application for a PER (preliminary engineering report) for the solution(s) to potentially be implemented.

6. Bylaw Modernization Grant Update

Kevin presented the interview questions that the subcommittee had developed; these were reviewed and suggestions for additions and revisions were offered. It was decided that the subcommittee will hold the interviews, hopefully in the coming week, and will invite Annie and Brian Shupe to join. It was also suggested that perhaps some builders could be brought to the table in the bylaw discussions.

It was noted that another applicant, SE Group, has expressed interest in the project.

7. Town Plan – Chapter 11 Update and Final Review

Brian will send the draft of this chapter and accompanying notes to JB, who will work with Alice to complete the chapter.

AnnMarie asked which version of the Housing chapter will be presented at the housing summit; JB explained that he and Annie had agreed that the new chapter should not be presented until after the public hearing on the Plan.

Alice presented the poster designed by the MRVPD for display at the summit.

8. Bylaw Revisions Roundtable

a. Additional regulation for lighted (neon-like) signs

Several PC members had visited the Village Square to observe the current neon light installations. It was agreed that at this point there is not a need to revise the bylaws regarding this type of lighting.

b. Cannabis Updates, enforcement of public smoking rule

Alice indicated that she had raised the issue of outdoor smoking security responsibility at a recent CCB meeting, and further conversation had led to a suggestion by the head of the CCB that Selectboards might delineate an area outside a retail establishment where the owners are responsible for providing security; this could possibly be included in conditions related to a CU approval.

There was agreement that smoking in the parking lot is not likely to become an issue and that no signage is necessary at this point.

Cannabis-related definitions were discussed, and it was decided that, because the state definitions in many cases refer to the person involved rather than the related use, JB will work with the Town's attorney to refine the state definitions to better fit the needs of the municipal bylaws.

There was also some discussion regarding cultivation operations. With some of these falling under Agriculture use, there were proposals regarding which cultivation operations might be a use by right and which could fall under Conditional Use. The districts in which these might be allowed was also discussed, as well as differentiation of indoor vs outdoor operations. JB will research what other towns that have created regulations have done, and will also create a cross-reference chart of uses and zoning districts to be completed at the next PC meeting. It was agreed that Tier I and II manufacturing should go through CU review, and that Tier III (requiring the use of volatile materials/processes) should be limited to the Industrial District.

AnnMarie gleaned some information from a retailer in another state, who advised that outdoor cameras may be beneficial. Members agreed that stipulations regarding this and other issues such as a more detailed breakdown of a manufacturing definition might best be addressed by the CCB.

c. Finish Tiny House regulations Permanent vs. Temporary, RV and Camper permits and definitions

There was some discussion regarding whether a tiny house on wheels would be treated the same as a camper, and noted that both situations need to address wastewater disposal and potable water supply, with a camper able to travel to a disposal site more readily. It was questioned whether the wheels were considered a visual disturbance, or whether the issue is that campers/tiny homes on wheels are not allowed in certain zoning districts. JB pointed out that the language in the current regulations does not allow for a tiny home on wheels to be hooked up to

a water supply or wastewater system, as currently some type of foundation is required for those connections to be put in place.

d. Begin discussion of River Corridor Overlay Regulations

Alice reported on what will need to be completed to implement a River Corridor Overlay, noting that it is likely that the current Fluvial Erosion Overlay can be renamed and that section's language reviewed for any needed updates. She also indicated the possibility that the in-process FEMA mapping update may lead to changes in the River Corridor designated area.

9. Other Business

No other business was taken up by the Commission.

10. Adjournment

The meeting adjourned at 9:01 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary