



City of Winooski
Vermont's Opportunity City

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Planning Commission Agenda

Thursday, July 11, 2019
6:30 PM - Winooski City Hall (27 West Allen Street)

- I. Call to Order
- II. Changes to the Agenda
- III. Public Comment
- IV. Approve Previous Meeting Minutes
- V. Discussion on Draft Work Program

Documents:

[FY 2020 Work Plan - 07.01.2019 - v.1.pdf](#)

- VI. Appointments to the Planning Commission
- VII. Discussion of Officers
- VIII. Department and City Updates
- IX. Other Business
- X. Adjourn

**CITY OF WINOOSKI
PLANNING COMMISSION
FY 2020 WORK PLAN**

The City of Winooski’s Planning Commission annually establishes a plan of work including tasks that will implement the 2019 City of Winooski Master Plan. The following is a list of tasks that will directly work towards implementation of the goals or strategies listed in the Master Plan. This document is organized in a narrative format that includes and Implementation Action with a summary about that action; timeline for implementation of the action, or key milestones as appropriate for the action; costs and potential funding sources if known; and specific goals and objectives from the Master Plan that will be met through the actions.

1. SUPPORT EFFORTS TO DEVELOP HISTORIC PRESERVATION REGULATIONS

ACTION NARRATIVE

As land development activities continue throughout the City, interest in the preservation of Winooski’s history has increased. In order to implement this action, several questions have been presented. Specifically:

- What does preservation mean to the City of Winooski?
- What resources exist within the community?
- What techniques should be implemented locally to best achieve the community’s preservation goals?

The first step that has been identified for this action will be establishing an inventory of the City’s existing historic resources. This may include buildings or structures; landscapes; neighborhoods or districts; or similar resources that have a significant place in Winooski’s history. The work will help inform the methods of preservation that will support the community’s goals.

PLANNING COMMISSION ROLE

The City will seek grant funding to enlist the help of experts to conduct an inventory of historic resources and to solicit input from the community regarding preservation goals. To support this effort, the Planning Commission may host community forums, provide input on draft proposals, or similar efforts, however the primary work on the inventory will be done through outside efforts.

The resulting information from the survey and input from the community will inform the direction the City may support regarding historic preservation. The Planning Commission will take this information and help develop any regulatory updates that may be needed.

MASTER PLAN IMPLEMENTATION

Land Use Goals & Objectives 10 and 11
Municipal Infrastructure Goals & Objectives 12

TIMELINE

Inventory to begin when funding sources are identified.

2. REVIEW AND UPDATE PARKING REGULATIONS AS APPROPRIATE

ACTION NARRATIVE

With the update to the Unified Land Use and Development Regulations in 2016, specific changes for the Gateway Zoning District were not included. One intent of the Gateway Zoning District was to promote a “park once” approach to land development and allow for reduced parking needs. Additionally, parking has been identified as a barrier to establishing affordable housing units. Parking regulations should be reviewed to determine any changes that may be appropriate.

PLANNING COMMISSION ROLE

The Planning Commission should review the existing parking requirements to identify potential areas for change. This could include consultations with members of the development community to identify challenges that have been encountered in real-world situations. Additionally, the Planning Commission should evaluate alternative transportation options to determine if multimodal transportation alternatives may be necessary to support reduced parking requirements. This discussion may also include additional incentives for relief from the parking regulations.

MASTER PLAN IMPLEMENTATION

Land Use Goals & Objectives 4
Municipal Infrastructure Goals & Objectives 9

TIMELINE

Options identified for possible updates by end of CY 2019

3. REVIEW AND EVALUATE INCENTIVES FOR DEVELOPMENT PRIORITIES

ACTION NARRATIVE

The Unified Land Use and Development Regulations include incentives to encourage affordable housing and energy efficiency in buildings. Both of these incentives are incorporated into the Gateway Zoning District. Since these incentives were added, no development has taken advantage of the bonuses allocated through these incentives.

PLANNING COMMISSION ROLE

The Planning Commission should review the existing Unified Land Use and Development Regulations to evaluate the incentives that are included and determine if they should be expanded, modified, eliminated, or otherwise altered. Additionally, the Planning Commission should identify the types of development

that are desired through the incentives. Specific options include affordable housing, energy efficiency, or sound mitigation measures.

MASTER PLAN IMPLEMENTATION

Land Use Goals & Objectives 4
Housing Goals & Objectives 1, 2, 7

TIMELINE

Development priorities and incentives identified by the end of CY 2019.

4. REVIEW VISION OF THE FORM-BASED CODE

ACTION NARRATIVE

The Gateway Zoning District, as part of the form-based code, was established to create a dense, walkable, multi-use development pattern along the City's gateways. This development pattern includes wide sidewalks, multi-modal transportation options, and mixed-use buildings that front along the street space. With several developments constructed or in process in the Gateway Zoning District, concerns have been raised that the vision presented with the development of the regulations is not matching the development pattern being established.

PLANNING COMMISSION ROLE

The Planning Commission should consider the vision that was established with the Gateway Zoning District and evaluate if the current development pattern is meeting that vision. This should be done in the context of the developments that are constructed, permitted, or under review. Additionally, other efforts (including the Main Street Revitalization Program) should be considered in relation to the future vision of the community. Changes to the Unified Land Use and Development Regulations should be considered, as appropriate, to ensure the vision will be realized. This may impact more than just the form-based code.

MASTER PLAN IMPLEMENTATION

Land Use Goals & Objectives 1, 3, 4
Municipal Infrastructure Goals & Objectives 8

TIMELINE

Draft recommendations prepared and approved by the Planning Commission CY 2020.