

I. Call to Order

Members Present: Mike O'Brien, Chair; Joe Perron; Sarah van Ryckevorsel; Tommie Murray; Brendan Sage; Connor Daley

City Staff Present: Eric Vorwald

Guests Present: Kristine Lott, Mayor; Ruth Steinmetz; Robert Lloyd; Ryan Smith; Nate Dagesse

Call to Order by: Mike O'Brien

Meeting Start Time: 6:33 PM

Minutes Recorded by: Eric Vorwald

II. Changes to the Agenda

None

III. Public Comment

Ryan Smith requested that the Planning Commission consider change to the land use regulations in response to the passage of S.100 in the near-term, rather than wait until the effective date. Eric provided context for Ryan's comments and indicated that he would provide additional details under City updates.

IV. Approve Previous Meeting Minutes

The Planning Commission discussed the changes that were included in the April 27th minutes and offered one additional change. Joe made a motion that was seconded by Brendan to approve the April 27th minutes as amended. All were in favor. The Planning Commission discussed the May 11th minutes and requested additional language related to the discussion on impact fees. Eric requested the minutes be tabled to the next meeting for time to revise the minutes. All were in favor.

V. Continue Discussion on Unified Land Use & Development Regulations (ULUDR), Section 4.4 – Design Review

Prior to beginning the discussion on design review, Eric noted that Ruth Steinmetz was in attendance. He stated that Ruth was the new ambassador to the Planning Commission from the City's Commission on Inclusion & Belonging. The Commissioners introduced themselves and welcomed Ruth. Ruth then provided an introduction and thanked the Commissioners for welcoming her to the meeting.

Eric introduced Section 4.4 related to design review and stated that it would be beneficial to review the text as it would help inform the overall design review district. He started at the beginning of the text and explained the overall intent, including where these regulations may apply. He also referenced the language that is currently included under design review to highlight

the changes that were proposed.

The Planning Commissioners engaged in a discussion on the covered actions to better understand the applicability of the regulations. They discussed various scenarios and their overall intent for establishing a design review process. A primary focus of these discussions was related to exterior materials and what changes, if any, would warrant design review. Joe noted that, even if the exterior materials changed, the character of the structure may still remain intact as the change could be reversed. Several examples of what potential impacts could result from exterior changes. The Planning Commission discussed the covered actions in more detail and Eric indicated that he would propose additional language to better clarify what actions would be exempted from the design review standards. With that, the Planning Commission agreed to continue the discussion at the next meeting.

VI. City Updates

Mayor Lott provided updates including the policies and priorities were adopted by the City Council and indicated that the Housing Commission was wrapping up their work on the public building registry regulations and would begin looking at specific housing priorities and policies. She stated that this work may come to the Planning Commission for input or for consideration of regulatory changes. Joe asked about short-term rentals, and the Mayor noted that this was going to be an area of discussion.

Eric stated that the draft amendments to Article IV were presented as a general overview to the City Council, noted reappointments would be going to the City Council on June 20th, and provided more detail on S.100 including density changes and parking changes. He provided an update to the Planning Commission on the process that he had been working through to better understand the specifics of the bill language including outreach to the City's legal counsel and the regional planning commission. He also indicated that the state and the Vermont League of City's and Towns were both working on guidance documents for municipalities to review.

Tommie asked how the changes to density would impact the City. Eric stated that the other aspects of the City's regulations would still apply including setbacks, lot coverage, and parking, therefore he was not anticipating a significant change in the current land use patterns, but would update the Planning Commission accordingly.

VII. Other Business

Eric noted that the Planning Commission agreed to meet only once per month during the summer so the next meeting would be on July 13, 2023.

VIII. Adjourn

Motion by: Joe

Second: Sarah

Meeting End Time: 8:09 PM