

MINUTES OF THE NORTH HERO PLANNING COMMISSION

The Meeting of January 9, 2016, 9:00

Town of North Hero Offices 6441 US Route 2

Present: Pete Johnson, David Jacobs, Richard Mitchell, Chip Porter (Secretary)

Absent: Ben Joseph, Marie Kilbride, Joe Wilusz

North Hero Planning Commission

- A. New Agenda Items/ New Business- none
- B. Approval of Minutes was tabled until the next meeting
- C. Communications- Chip presented a draft of the annual report for consideration. No suggestions were made.
- D. Since we do not have any immediate deadlines for specific zoning actions, the Town Plan expires in 2020, Chip suggested we consider several issues which he had discussed with Marie, which were complicated enough to be postponed during our previous two year efforts.

One area of discussion was to outline Town center issues: A general discussion was held concerning the idea of large scale development along Route 2, in the Village, concentrated areas such as at the Alburgh North Hero Bridge. Several considerations could be to rethink the Village District standards and area included, Gateway Districts such as in Richmond, a Development Corridor, or Development Nodes.

Some specific bylaws mentioned included consideration of commercial districting, limiting properties to one use as in Georgia, formalizing “grandfathered”/ existing uses which are not operating with specific approvals, and quasi formal uses such as AirBnB rentals. Density issues in the Village District were specifically identified. Standards for larger scale development, different from the allowed PUD were also identified.

Other Village issues include Village pedestrian and bicycle traffic, and an additional road either parallel or perpendicular to Route 2.

- E. The Board adjourned the meeting at 9:55. Our next meeting will be April 9, 2016 at 9:00.

copy: Robert Rousseau, Andy Julow, Town Clerk, Bob Ayers