

## MINUTES OF THE NORTH HERO PLANNING COMMISSION

Present: Pete Johnson, David Jacobs, Ben Joseph, Marie Kilbride, Richard Mitchell, Chip Porter (Secretary), Joe Wilusz

Guests: Mary Jane Healey, Paul Healey, Bob Ayers

- A. The North Hero Planning Commission Meeting of May 19, 2016, 5:00 pm. Town of North Hero Offices 6441 US Route 2, was opened by Marie.
- B. New Agenda Items/ New Business reorganization of officers.
- C. Mary Jane presented her problem with the issues of the appeal by Kelsey of a Town decision in 2010, and subsequent issues. The Commission discussed potential actions which they could take, and concluded that the Commission had no regulatory authority in this matter. The changes from Deeded Access in the previous Bylaws and the language in the new were briefly discussed.
- D. The approval, moved by Pete and seconded by Ben of Minutes from April 11, 2015, and June 13, 2015, and January 9, 2016.
- E. The reorganization of officers was held and moved for approval by Pete and seconded by Ben: Marie Kilbride will be Chair, Richard Mitchel will be Vice Chair, and Chip Porter will be Secretary.
- F. Several issues for consideration were listed for work and include:
  - Village District standards and area
    - 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.
    - Deeded access
    - Building Height
    - Solar siting- S230
- G. The Commission agreed to a new regular meeting on the fourth Tuesday of the month at 3 pm. The next meeting will be on June 28, 2016.
- H. The Commission adjourned the meeting at 6:25.

copy: Andre Quintin, Kate Kinney, Town Clerk, Bob Ayers