

UNDERHILL PLANNING COMMISSION

December 2, 2015 Minutes

PC Members Present: Jerry Adams, David Edson, Andrea Phillips, Irene Linde, Carolyn Gregson, Cynthia Seybolt, Jackie Stoner, Pat Lamphere

Staff Present: Rachel Fifield, Planning & Zoning Administrator

- 6:37 PM:** Call to order by Chair C. Seybolt
- 6:40 PM:** Board submitted minutes back to PZA for errors. New version of 11/18 minutes to be reviewed at next meeting.
- 6:45 PM:** PZA report: PZA requested the PC add enforcement and compliance to the list of specific topics under consideration for edits.
- 6:50 PM:** Chair Seybolt opened discussion on proposed timeline for regulation updates. She inquired whether there were specific priority topics that the commission should try to prepare in time for town meeting. The PZA and C. Gregson indicated that it would be very difficult to meet the state-mandated timeline for this proposal, and D. Edson suggested exploring the scope of the project before ironing out a timeline. He suggested that more research could help understand the extent of the problems that need revision. Chair Seybolt indicated concerns about scope creep on the update project, and the Road Updates group indicated the proposed extent of their project. A. Phillips indicated that some topics (like accessory dwellings) need only minor changes, or perhaps just a clarifying memo with the DRB. I. Linde also indicated that working with other boards would be beneficial, especially since some problems (like access issues) are actually the purview of the Selectboard.
- 7:02 PM:** The commission tabled the stormwater findings discussion (led by I. Linde), for the next meeting.
- 7:04 PM:** C. Gregson presented on the topic of 2-family dwellings in the current Underhill Zoning Regulations. She indicated that the regulations leave a large grey area on the topic, and where they are allowed. C. Gregson mentioned the connection between 2FD and Accessory Dwellings. Her handout explored potential legal definitions, and posed various situations allowed under the current vaguely written regulations. The commission agreed that some of those situations were not the original intent, and needed to be reconsidered. She particularly mentioned density and subdivision. This sparked lively discussion, and she advised commissioners to all do some independent research.
- 7:26 PM:** A. Phillips presented briefly on the topic of accessory dwellings. Questions arose from commissioners about the enforceability of the “relatives” section of the bylaw, and A. Phillips indicated that she did not think the accessory dwelling regulations need much change outside that.

7:35 PM: The commission decided to change the agenda slightly to hear from A. Phillips about landscaping. A. Phillips indicated that she liked the Hinesburg landscaping regulations, and felt they were potentially relevant to Underhill. She did say that she felt landscaping was addressed in the current regs; it just isn't explicitly called out as a section. The commissioners discussed that this was a possible target for clarification to the DRB, rather than changes in the regs.

7:47 PM: Commissioners P. Lamphere, D. Edson and J. Adams presented on the extensive conflicts between the Zoning Regs and the town Road, Trail and Driveway Ordinance. DRB member P. Miller sent a copy of the old and new-AutoCAD versions of the "y" turnaround preferred in previous years and provided nowhere in the current regs or ordinance, at the request of the commission. Extensive discussion ensued.

8:07 PM: Motion to adjourn was made by P. Lamphere, seconded by D. Edson.

Next meeting will be December 16th at 6:30 PM.

Respectfully Submitted By: Planning and Zoning Administrator
These minutes of the December 2, 2015 meeting were accepted

This _____ day of _____, 2015

Cynthia Seybolt, Chair

These minutes are subject to correction by the Underhill Planning Commission. Changes, if any, will be recorded in the minutes of the meeting of the PC.