TOWN OF UNDERHILL
SELECTBOARD PUBLIC HEARING MINUTES
Underhill Town Hall
Tuesday, December 12, 2017, 6:00 p.m.

Selectboard: Rick Heh, Kurt Johnson and Pat Sabalis
Town Staff: Andrew Strniste and Brian Bigelow
Public: Angelike Contis (MMCTV), David Edson, John Drew, Patrick Lamphere, Peter Duval, Cat Kearns, and Nancy Bergeron

6:05 p.m. Public Hearing called order by Chair.

Planning Director Andrew Strniste reviewed the suggested changes resulting from the December 5, 2017 Public Hearing: 1) an observed inconsistency between the bylaw text and the summary chart, and 2) adding the phrase "see exception" before the citation in the chart's matrix block for Owner Occupancy Requirements and Detached Accessory Dwellings. The need for a third public hearing discussed. Public comment was sought.

Peter Duval provided comments and asked questions. Comments were mostly related to a perceived decoupling from the geologic based rationale for the original five zoning districts with the proposal for the new district (the proposed Underhill Center Village District). The departure was characterized as a move towards the "New Urbanism" of area towns and away from Underhill's zoning history and the current Town Plan. The proposed elimination of multi-family residences in the Town's more rural districts, density bonuses, and the relaxed dimensional standards in the Underhill Center Village District were cited as examples. Planning Director and members of the Planning Commission in attendance responded to questions and comments from Mr. Duval and the Selectboard.

6:36 p.m. Closure: Selectboard closed the Public Hearing. Notice made of third Selectboard Public Hearing to be warned for January 2, 2018 with a start time to be determined.

Submitted by Brian Bigelow, Town Administrator

Read and Approved as submitted/amended

12-19-17

Rick Heh, Chair Date