



Meeting Minutes

Planning Commission

Wednesday, March 16, 2022

7:00 PM

Davies Memorial Library, Lower Waterford, VT

Members Present: Howard Remick, Jason Miller, Michael Barrett

Non-Members Present: Chris Brimmer (ZA), Daphne Bullock, Jeffrey Gingue, Rosemary Gingue

Justin Stahler (sign-in sheet attached)

1. Called meeting to order at 7:14pm
2. Reviewed meeting minutes of February. Howard made motion, J seconded, no discussion, all in favor.
3. No public comment
4. ZA Report – Chris reports still relatively slow and quiet. Has some utility right-of-way issues with a path to a camp site, located off access road to Moore Dam Reservoir.
5. Public Hearing held to discuss proposed amendments to the Unified Bylaws.
 - Amendment to §333 Accessory Dwellings was discussed and reviewed. No public input or request for changes.
 - Addition of §338 prohibiting private helipads also had no public input after discussion and review.
 - Addition of §204.4 HHD Higgins Hill District did have a long conversation of public concern from those in attendance. While the PC is proposing this district to remove it from remaining in the current Industrial Commercial District, with portions of the proposed area also in the Rural Residential District, for hope of betterment, there was concern of the proposal being restrictive. A full review and comparison ensued, and a revision has been completed as a result. That revision is attached to these minutes.
 - Amendment to §204.2 WVD White Village District had no public concern. We did discuss the intention of broadening what is now the Lower Waterford District to more definitive property lines, and the name change.
 - Amendment to Article VII Definitions was discussed. It was agreed that we should review the square footage of 1750 limitation on retail, and do a deeper dive to make sure the definition of agriculture is proper. These will become agenda items for the next PC meeting.
 - • Map Amendments adding Higgins Hill District and redefining the boundaries of White Village District. No public concern on what was presented.
6. Review of the mapping for Industrial Commercial District tabled until next month.
7. No new business
8. Meeting adjourned at 8:35pm.

Planning Commission Hearing
3/16/2022

~~Paul An~~ Daphne Bullock

~~[Signature]~~ Jeffrey Gingue

Rosemary [Signature] Rosemary Gingue

[Signature] Justin Stahlter

Sarah Gingue Sara Gingue

[Signature] Shawn Gingue

Table 204.4: "HHD" Higgins Hill District

Objective: - To enable multi-family housing, close to transportation and employment with potential for water and sewer services. The space identified for this district can provide opportunity for compatible zoning bylaws to the abutting town(s).

Permitted Uses:

- | | |
|--------------------------------|------------------------|
| 1. Accessory use/structure (1) | 5. Dwelling, accessory |
| 2. Agriculture (2) | 6. Forestry (2) |
| 3. Dwelling, single family | 7. Home Occupation |
| 4. Dwelling, multi-family | |

Conditional Uses:

- | | |
|-------------------------------|-------------------------------------------|
| 1. Auto sales/service | 13. Office |
| 2. Campground | 14. Personal Service |
| 3. Contractor's yard | 15. Public Facility |
| 4. Earth resources extraction | 16. Recreation |
| 5. Essential service | 17. Research/testing labs |
| 6. Neighborhood retail store | 18. Restaurant |
| 7. School* | 19. Retail Sales |
| 8. Dwelling, multi-family | 20. Trucking Terminal |
| 9. Dwelling, single family | 21. Warehouse/storage units |
| 10. Manufacturing | 22. Wholesale Sales |
| 11. Membership Club | 23. Commercial Enterprise |
| 12. Motel | 24. Residential Business/Cottage Industry |

Minimum Lot Area & Dimensional Requirements

Lot area (acres) (3):	2.0	Front yard setback (ft.):	65 from center of road
Area / dwelling unit (acres) (3):	2.0	Side yard setback (ft.):	25
Lot frontage (ft.) (4):	200	Rear yard setback (ft.):	25

Footnotes

- (1) Accessory uses and structures for conditional uses shall require conditional use approval.
 - (2) Agricultural and forestry uses are exempted from the permit process by 24 VSA, § 4413(d).
 - (3) An acre equals 43,560 square feet.
 - (4) Lots located on the turnaround of a cul-de-sac shall have at least 100 feet of frontage.
- *See section 209 (a) (2)