

The Town of St. Albans
PLANNING COMMISSION MINUTES
Meeting at Town Hall
August 8th, 2023 at 6:30 p.m.

Minutes

Present: Sarah Hadd, Hannah Rounds, J. Nakuma Palczewski & Al Voegele

Staff Present: Director of Community Development, Megan Sherlund & Administrative Assistant, Kimberly Kissinger

Public Present: None.

CALL TO ORDER

Chair, Sarah Hadd called the meeting to order at 6:36 p.m.

CHANGES TO THE AGENDA

No changes.

M. Sherlund pointed out a correction to the last meeting regarding Commercial in Growth Center regulations; with a clarification that multi-family buildings with off-site water and sewer have a minimum lot size of 3,000 per unit. The Commission decided to discuss it further when all members are present, including A. Johnson.

BYLAW MODERNIZATION REVIEW: PLANNED UNIT DEVELOPMENT

M. Sherlund started with a discussion of what the Town's Planned Unit Development (PUD) regulatory role looked like and what the Town is allowed to do. She did an analysis of all the municipalities in Franklin County and their PUD roles and regulations. The Commission discussed opportunities for flexibility regarding setbacks, density, density bonuses and incentives, a mix of residential and non-residential uses, changing PUDs from a conditional use to a permitted use in all Districts except Lakeshore recreational areas and open spaces, use of a sliding scale for open space requirements and senior and affordable housing.

CORRESPONDENCE

None.

PUBLIC COMMENT

None.

OTHER BUSINESS

None.

CREATE AGENDA FOR NEXT MEETING: August 22nd at 6:30 p.m.

The Commission will continue reviewing Planned Unit Development regulations within the Unified Development Bylaws with a focus on density issues and phasing schedule to send recommended changes in the bylaws to the Select Board.

MINUTES

The Planning Commission accepted the minutes of July 25th, 2023.

MOTION: H. Rounds made a motion to accept the minutes of July 25th, 2023 and J. Nakuma Palczewski seconded. All in favor, none opposed, motion carried.

ADJOURNMENT

MOTION: H. Rounds made a motion to adjourn the meeting at 7:54 p.m. J. Nakuma Palczewski seconded. All in favor, none opposed, motion carried.

Respectfully submitted,
Kimberly Kissinger, Administrative Assistant