

**CITY OF VERGENNES
PLANNING COMMISSION
MINUTES
PUBLIC HEARING
VERGENNES FIRE STATION
MONDAY, SEPTEMBER 28, 2015**

Members Present: Shannon Haggett-Chair, Mike Winslow-Vice Chair, Jason Farrell, Tim Cook, John Coburn

Members Absent: Cheryl Brinkman, Morgan Kittredge (on an approved leave of absence)

Also Present: Mel Hawley, Zoning Administrator, Chris Fuller, Mike O’Daniel, David Austin, David Pierson, Jane Melrose

Shannon Haggett called the public hearing to order at 7:00 p.m.

He read the notice of public hearing and immediately recessed the meeting to reconvene at City Hall as soon as attendees could reassemble. The group reassembled at City Hall and Shannon Haggett reconvened the public hearing at 7:10 p.m.

The Planning Commission heard testimony in relation to the proposed amendments to the Zoning and Subdivision Regulations.

David Austin asked the Planning Commission to reexamine the proposed language for Section 1609.F.2 concerning ground-floor residential use in the Central Business District. Mr. Austin stressed that he thought allowing additional ground-floor residential use in the Central Business District was not a good idea and was detrimental to a vibrant commercial center. He stated that he understood the language was put in the Municipal Development Plan at the request of the City Council so the Planning Commission needed to propose regulations providing for it but cautioned that the proposed language was too subjective and suggested it be tightened up so it would be more defensible.

Mike O’Daniel submitted testimony to the Planning Commission in regard to Section 1603. Agricultural and Rural Residential District. He asked that the commission revise the current language in Section 1603.B where the only permitted use is a one-family dwelling as an adjunct to a primarily agricultural use. He was concerned that the phrase “as an adjunct to a primarily agricultural use” was somewhat vague as well as not being called out in the current Municipal Development Plan. He requested that the commission bring lot size and road frontage minimums in line with concepts for the district within the plan. Finally Mr. O’Daniel encouraged the commission to consider specifying rights of way for potentially “landlocked” parcels within the district.

David Pierson submitted testimony to the Planning Commission regarding Section 1204 and Section 1205. He asked to read the proposed new language and after reading the proposed amendment thanked the Planning Commission for its consideration.

Mel Hawley submitted testimony to the Planning Commission on Section 202. He stated that to be in compliance with the state's open meeting law that the language at the end of the first paragraph be amended to read, "Public notice shall be placed in or near the city clerk's office, two public places as determined by the City Council, and posted on the City's Web-site, www.vergennes.org."

Next, Mr. Hawley suggested that in Section 1205 be amended to read, "No driveway shall be wider than is reasonably necessary to safely accommodate traffic passing over it and in no event be wider than twenty-two (22) feet unless approved or required by the Development Review Board."

Finally, Mr. Hawley stated that it would provide more clarity if the last sentence of Section 1410, which reads, "Driveways and sidewalks are not included in calculating coverage." was removed from the section.

With no further testimony, Shannon Haggett closed public hearing at 7:34 p.m.

Respectfully submitted,

Mel Hawley, Clerk