

Salisbury Planning Commission
Minutes of the Meeting – December 2, 2024

Members present: Ariell Slater, Barrie Bailey, Deb Brighton

Ariell called the meeting to order at 7:00.

The main purpose of the meeting was to discuss the standards for two remaining zoning areas, temporarily dubbed the Lake District, and the White Areas.

One of the goals of the bylaw revision is to recognize existing development patterns and to craft regulations that reduce the number of parcels that will need to go before the DRB for minor changes. This proves difficult around Lake Dunmore. Most of the shoreline has been subdivided into lots that are smaller than ½ acre, and there is no public wastewater system. The Vermont Department of Environmental Conservation reports that the lake's water quality is impaired, and that the summer phosphorus level in the lake is "highly significantly increasing." Members agreed that the minimum lot size in the district should be larger in order to minimize further subdivision, development, and degradation of the water quality—even though this would also mean that additions to current buildings would continue to go before the DRB. The tentative agreement was to create a Lake District covering the areas between the road and the lake, as well as a strip along the outside of the road on the west side of the lake which is in the current Lake District. This district would have a minimum lot size of 10 acres, with the opportunity to increase density by clustering units and conserving a portion of the parcel.

Members turned to the remaining White Areas on the map. They thought the Salisbury Station area could be developed as a residential area. The area accessed from US 7, north of Holman Road, could be a mixed-use area. Subdivisions and PUD's would offer density bonus and encourage the use of a single road or shared driveway to access Route 7. Commercial activity would also be allowed, but limited by size, type and performance standards.

Minutes of the November meeting were approved by consensus.

Correspondence from GMP notifying the town that work on the line is beginning.

Next steps: Send rough draft of the regulations to Katie, and put it up via the hyperdoc so members can make comments.

Next meeting January 6.

The meeting was adjourned at 9:00.

Submitted by Deb Brighton