

Salisbury Planning Commission
Minutes of the April 1, 2024 Meeting--DRAFT

Members present: Ariell Slater, Barrie Bailey, Justin Boyer, Morgan Cate, Deb Brighton

Ariell called the meeting to order at 7:00. Members agreed to change the agenda to discuss the rural areas first, in preparation for the May meeting with Katie Raycroft-Meyer of the Addison County Regional Planning Commission.

The commission worked through the Rural Use Grid, discussing any item that was scored differently by different people. By the end of the meeting, these were all agreed to, although there were certain qualifications that were addressed by modifying conditions or standards.

There were questions about zoning requirements for “farm worker housing.” It was understood that anyone can buy a single-family house and live in it, rent it, or provide free housing to a family or worker. But the regulations may need special provisions to allow a farm to construct or renovate a structure to provide worker housing--such as allowing a subdivision of a small part of the farm to serve as a site for labor housing.

There was a lot of discussion about the types of businesses that would be appropriate in the rural areas. It was generally agreed that home-based businesses would be allowed, but that the definition of home-based business should change to allow two non-family workers (rather than limiting it to one non-family worker). Conditions should include traffic, parking and lot coverage of buildings. Performance standards also would be used to review uses and protect neighbors.

The statutes require the town to permit group homes for eight or fewer people in any district in which single family houses are permitted. There was discussion about whether the town should allow larger group homes in the rural area. The main issue seemed to be safety of town residents. Members agreed to look into conditions or ways to ensure safety, and appropriate sizing.

Although there were concerns about campgrounds, it was agreed that conditions would address traffic and parking, and performance standards would cover noise and smoke.

Minutes of the March 4 meeting were approved by consensus.

Correspondence included the Zoning Administrator’s report and a paper copy of the GMP filing information that had already been sent to us via email.

The next meeting will be May 6 and Katie Raycroft-Meyer has agreed to give us advice on how to encourage clustering/neighborhoods/hamlets instead of sprawl in the rural areas.

Submitted by Deb Brighton