

Salisbury Planning Commission  
Minutes of the May 1, 2023 meeting – DRAFT

The meeting was called to order at 7:08 PM EST

Present:

- Ariell Slater
- Barrie Bailey
- Justin Boyer

Absent:

- Morgan Cate
- Deb Brighton

### **Approval of Agenda**

The agenda was unanimously approved as distributed

### **Approval of Minutes**

The minutes of the previous meeting were unanimously approved as distributed.

### **Public Comment**

There were no public comments.

### **Business from the Previous Meeting**

There was no discussion about previous items.

### **New Business**

#### Discussion of Zoning Changes for the Village

All discussion concluded that it was best to wait for more member input before moving forward.

- Ariell proposed that the current setbacks of the village are too high, which make it difficult to encourage the village to be more dense and walkable. Everyone present agreed. The issue of the town right of way which is currently 25 ft raised potential complications that need to be discussed and resolved.
- Ariell and Barrie brought up the need to talk to the Fire Dept. about frontage, right of ways, etc...

#### Charlotte/Bethel Zoning and applications to the Town/Village

Barrie had thorough notes on Charlotte and Bethel's zoning regulations, summary below:

- It was put forth that we should consider drastically reducing the lot area minimum for the village, while maintaining the lot coverage in order to keep houses from encroaching too

much. All present agreed that a lot area minimum less than 40000 sq. ft. could be appropriate, but concluded more discussion is needed.

- Shared driveways should be encouraged.
- Barrie mentioned that VTrans stated we cannot have sidewalks in the village and proposed we add language that the DRB encourages unobstructed pedestrian access on the perimeter/where feasible.
- All present agreed we should add language that stipulates that before granting fundamental changes to a property the DRB must check historical records.
- All present agreed that we should add explicit language that states roughly speaking any alterations, additions, etc..., shall be compatible with the village at large appearance.
- All present agreed that we should add language discouraging against demolishing historic buildings.
- All present agreed the addition of a height requirement on ADU's should be added similar to Charlotte's (nothing taller than 5ft. Of the primary structure).
- All present agreed explicit language should be added that no lot shall be modified so that it cannot meet setbacks, frontage, etc...
- All present agreed that language should be added which makes it clear that a property that abuts two roads, the main road should be considered in reference to setbacks.
- All present agreed that we should copy Charlotte's lighting, noise, etc... ordinances.
- All present agreed that we should only set minimum parking space requirements to 1 and let the developers decide what is best for their space.
- All present agreed we should add language stating that any ADU addition must have sufficient water and wastewater and this must be done before permitting. It was also noted, in regards to the Lakeshore district, that we should add an engineer certification that the lake water quality will not be affected by the addition.
- Barrie raised a concern about rentals that don't have owner occupancy due to the fact that the property gets neglected. All present agreed that this is an important consideration and should be continued with more members present.
- All present agreed that we should add language encouraging same road access to reduce the number of curb cuts.
- Justin raised the concern that if we reduced the lot size/setbacks this might conflict with people adding ADU's and vice versa. It was decided this is something that should be considered as we move the discussion forward.

### **Correspondence**

- GMP upgrade and resupply
- East Middlebury PUD
- Zoning Monthly Report

### **Next Meeting**

- Hearing before Regional Planning, 5th June
- Tentative Second Meeting, 19th June

### **Adjournment**

Meeting was adjourned at 9:00 pm EST by Ariell Slater.

Submitted by Justin Boyer