

Salisbury Planning Commission
Minutes of the May 6, 2024 Meeting – DRAFT

Members present: Ariell Slater, Justin Boyer, Morgan Cate, Barrie Bailey, Deb Brighton
Others present: Kip Andres for the Select Board

Ariell opened the meeting at 7:00 pm. Kip Andres explained that the Zoning Administrator and several members of the Development Review Board had resigned, and the select board is looking for a temporary solution that would enable permit administration to continue until permanent appointments could be made.

The statutes require the planning commission to recommend a Zoning Administrator to the Select Board. In the past, the planning commission has advertised the position and held interviews with eligible candidates before making a recommendation. This process would take time, and there are already permits pending review. Kip said select board member Jonathan Blake had offered to serve as temporary Zoning Administrator, allowing a through hiring search to take place. He asked the planning commission to recommend that interim step.

A motion was made by Morgan and seconded by Deb to recommend that Jonathan Blake serve as interim Zoning Administrator. The motion was approved unanimously.

Justin made a motion, seconded by Deb, that the planning commission advertise for a permanent Zoning Administrator. The motion was approved unanimously.

Kip also asked that planning commission members consider serving temporarily on the DRB. Ariell, Justin, Barrie, Morgan and Deb volunteered. Barrie would prefer to serve as an alternate. Kip will report back to the select board.

Katie Raycroft-Meyer from the ACRPC joined the meeting. She was asked to help us understand the approaches to encouraging clusters rather than sprawl (in the areas that are not the village, the lake, or high priority for conservation). She shared examples of PUD regulations in three towns, which might be helpful in dealing with a developer. The discussion explored options for regular people. The most common type of subdivision in town seems to be when a landowner just wants to sell a lot but doesn't want to become a developer, and a person wants to buy just one house lot and doesn't want to become a developer. One suggestion was large-lot zoning with a density bonus for clustering, such as 10-acre zoning that would a long driveway with a cul-de sac-serving 5 house lots. But this may also make housing easy for people wealthy enough to buy a 10-acre lot, while making it either unaffordable or overly complicated for others. Or, it might mean that affordable lots are only available after a developer has created them.

The commission held its organizational meeting. Although Morgan suggested changing the dress code to allow (or perhaps require) Hawaiian shirts, the commission agreed not to change anything.

Minutes of the April 1 meeting were approved unanimously.

Correspondence included the ZA report and notice of a proposed development in East Middlebury.

Next meeting: June 3

The meeting was adjourned at 9 pm.

Submitted by Deb Brighton