

SWANTON PLANNING COMMISSION
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11/06/13 PUBLIC MEETING
SWANTON PLANNING COMMISSION

The Swanton Planning Commission held a public meeting at 5:00 PM on Wednesday, November 6, 2013 at the Swanton Town Offices, 1 Academy Street.

Present:

Jim Hubbard
Ron Case,
Ed Daniel
Andy Larocque
Ross Lavoie
Ron Kilburn, Zoning Administrator
David Jescavage, Town Administrator
Yaasha Wheeler, Secretary

Mr. Hubbard opened the meeting at 5:09 p.m.

1. Continuation of Discussion by the Planning Commission regarding possible proposed changes to the Swanton Zoning Bylaws & Subdivision Regulations. The focus of discussion for this meeting will be on Article 6: Subdivision Review and Article 7: Subdivision Planning & Design Standards.

Southern Growth District Discussion

Mr. Daniel pointed out that childcare home with 6 children or less was allowed under permitted use; he suggested allowing 8 or more children under Conditional Use. Mr. Lavoie pointed out that childcare home referenced Section 4.10 (Excavation and Quarrying) in error; it should be Section 4.9 (Day Care). The Planning Commission agreed to reference both childcare and adult group home with the term "day care," to allow 6 or fewer children/residents under permitted use, and to allow 7 or more children/residents under Conditional Use, and to redefine Section 4.9 to include a facility with 7 or more residents.

The Planning Commission agreed to allow privately-owned water or wastewater facilities under Conditional Use, whether or not municipal services were available.

Mr. Hubbard suggested adding warehouse storage to the Southern Growth District as Conditional Use; the Planning Commission agreed. Mr. Hubbard made a motion, seconded by Mr. Case, to add warehouse under Conditional Use to the Southern Growth district. Motion carried. Mr. Kilburn questioned some of the wording of the definition of warehouse; he felt that “manufactured goods” added no distinction, especially since some storage items might not be manufactured (e.g. apples, seeds, etc.). After discussion, the Planning Commission agreed and the word “manufactured” was removed from the definition of warehouse.

The Planning Commission discussed changing the district lines slightly to accommodate the old Aubuchon lot, which was a commercial lot in a residential district; however, other commercial businesses were also in the neighborhood. After discussion, Mr. Daniel made a motion, seconded by Mr. Case, to designate as Neighborhood Commercial Light the whole block between the streets York, Broadway, Canada, and First. Motion carried.

Articles 6 and 7 Discussion

All mentions of the Planning Commission will be changed to reference the Development Review Board.

Mr. Jescavage pointed out the lack of specific dimensions in Section 7.8(C)2 (“dead-end roads in excess of 1200 prohibited”). The Planning Commission agreed to add the word “feet” to the requirement: “Dead –end roads in excess of 1200 feet prohibited.”

In relation to Section 7.8(I), Mr. Jescavage pointed out that if a subdivision’s road required improvements, it was generally standard to have the members of the subdivision contribute financially to the upgrade. The Planning Commission recalled circumstances in which subdivisions have been later expanded after the original subdivision; should the owners of the new lots then automatically join the homeowners’ association after the fact and have access to the private road? Mr. Jescavage felt that, rather than preventing the developer from building more, the Town should just require the developer to pay for the improvements. He did not like the current wording, which sounded like it was an option for the DRB to deny the request if the project required any town expenditure, whereas, with the other option, the developer could contribute a fair share of the additional cost, but would not be denied the ability to subdivide.

Mr. Case made a motion, seconded by Mr. Lavoie, to adjourn at 6:52 p.m. Motion carried.

Respectfully submitted,

Yaasha Wheeler

Jim Hubbard

Ron Case

Ed Daniel

Ross Lavoie

Andy Larocque