

Memorandum

TO: Rick McGuire, Town Manager

FROM: Ken Belliveau, AICP, Planning Director

DATE: July 6, 2015

SUBJECT: Proposed Changes to the *Williston Unified Development Bylaw* :
New Chapter 40 - Gateway Zoning District West (GZDW),
Chapter 17 Non-Residential Accessory Uses and Structures,
Chapter 41 Taft Corners Zoning District (TCZD),
Chapter 32 Business Park Zoning District (BPZD),
Chapter 37 Mixed Use Commercial Zoning District (MUCZD)

This memo describes a collection of proposed amendments to the town's development regulations (*Unified Development Bylaw*) as considered and recommended by the planning commission.

Gateway Zoning District West – Continued Discussion

The planning commission had previously transmitted to the Selectboard their recommendation for the creation of a new zoning district in the town's development regulations. The proposed district would be referred to as the Gateway Zoning District West (GZDW) and is in the vicinity of the intersection of Brownell Road and Williston Road. Work on this endeavor is the result of over two years of meetings with the public concerning future land uses in the area. Examining future land uses in this portion of Williston was called for in Objective 3.7.3 in the town's Comprehensive Plan and was requested by several area property owners over a number of years. As proposed, the GZDW would also be included in the town's design review district codified in WDB Chapter 22.

Brief History

- The Selectboard held a public hearing to consider this proposed amendment to the town's development regulations on May 4, 2015. The Selectboard voted to send the matter back to the planning commission for additional commentary about including convenience stores in the proposed new zoning district.
- The planning commission discussed this matter at their May 19, 2015 meeting. There was a consensus that convenience stores had been included in the table of permitted uses primarily because of an existing convenience store in the proposed district, and this would make the use conform with the new district requirements. After some discussion, there was agreement that including convenience stores as a permitted use was not critical to goals of creating the zoning district. The planning commission voted 6-0 to recommend that convenience stores be deleted from the table of permitted uses.

- On June the 22, 2015 the Selectboard discussed a revised draft of the proposed zoning district. It was discovered that the draft that was transmitted to the Selectboard included language allowing gasoline stations (NAICS 44711) as a permitted use in the zoning district. The Selectboard directed staff to look into this matter.
- After further review it was learned that an earlier draft had been erroneously transmitted to the Selectboard at the June 22, 2015 meeting. The draft considered by the planning commission at their May 19, 2015 meeting did not include gasoline stations as a permitted use. The correct draft is as considered by the planning commission at their May 19, 2015 meeting is attached for Selectboard consideration.

Additional Bylaw Amendments

There are four (4) additional chapters of the *Williston Unified Development Bylaw* with proposed changes, these include the following:

- Revising Chapter 17 Non-Residential Accessory Uses allowing restaurants of limited size as accessory uses. The proposed changes would allow restaurants of up to 1,000 sq. ft. as accessory uses in the industrial zoning districts
- Revising Chapter 32 Business Park Zoning District (BPZD), allowing buildings up to 52 feet in height with affordable housing or a parking garage consistent with other zoning districts in the Taft Corners area
- Revising Chapter 37 Mixed Use Commercial Zoning District (MUCZD) modifying the zoning district design elements
- Revising Chapter 41 Taft Corners Zoning District to modify the zoning district design elements

The planning commission held a public hearing on June 16, 2015 to consider these changes and voted 6-0 to recommend the proposed bylaw amendments for consideration by the Selectboard.

Attached to this memo is a copy of Planning Commission Report on the Proposed Municipal Bylaw Amendments, as well as a copy of the proposed changes to Chapter 17 Non Residential Accessory Uses, Chapter 32 Business Park Zoning District, Chapter 37 Mixed Use Commercial Zoning District, Chapter 40 Gateway Zoning District West, and Chapter 42 Taft Corners Zoning District of the town's *Unified Development Bylaw*.

Attachments: Proposed Bylaw Amendments