

**TOWN OF WILLISTON
SELECTBOARD
MINUTES OF MEETING
October 4, 2022**

***Hybrid meeting**

- MEMBERS PRESENT:** Terry Macaig (Chair); Ted Kenney, Greta D’Agostino, Gordon St. Hilaire, Jeff Fehrs.
- ADMINISTRATION:** Erik Wells, Town Manager; Erin Dickinson, Assistant to Town Manager; Shirley Goodell-Lackey, Finance Director; Matt Boulanger, Planning Director; Emily Heyman, Senior Planner; Cristalee McSweeney, Community Justice Center Director.
- OTHERS PRESENT:** Participants in the meeting included Alex Goetz, Sara Fitts-Pratt, John Shook, Martha Loisier, David Martell, Bruce Roy, Elizabeth Skarie, Cindy Provost, Chapin Kaynor, Joyce Oughstun, Chris Snyder, Dan Boomhower, Roberta Tracy, Sandra Barber, Jay Petrillo, Kyle Sala, Carl Fowler, Sarah Reeves, Peter Brooks, Roberta Tracy, Deborah Muccio, Lisa Braden-Harder, Jeff Mongeon, Martha Cavalier, Nancy Brooks, Jason Starr (Williston Observer), Scott Moody (Channel 17).

[Note: Minutes reflect the order of the published agenda.]

1. Call to Order

Chair, Terry Macaig, called the meeting to order at 7 PM.

2. Minutes

September 20, 2022

MOTION by Ted Kenney, SECOND by Gordon St. Hilaire, to approve the minutes of 9/20/22 as presented. VOTING: 4 ayes, one abstention (Jeff Fehrs); motion carried.

3. Public Comment – General Issues

Concern was expressed for the aggregated impact on traffic congestion and mobility around town with the proposed additional housing units under the new zoning at Taft Corners.

4. Interviews/Appointments

Old Brick Church Trustees

Sara Fitts-Pratt explained her interest in volunteering to help the town and putting her skills to use on the Old Brick Church committee.

MOTION by Greta D'Agostino, SECOND by Ted Kenney, to appoint Sara Fitts-Pratt to the Old Brick Church Trustees for an unexpired five-year term through June 30, 2025. VOTING: unanimous (5-0); motion carried.

5. Town Value Statement

Cristalee McSweeney reviewed the second draft of town value statements pertaining to diversity, equity, inclusion and anti-racism and recommended the statements be reviewed on an annual basis to make any necessary updates. The Selectboard was in agreement with the statements as drafted, and will discuss as part of a larger Town Values Policy at the next meeting.

6. CSWD MRF November Bond Vote Overview

Sarah Reeves explained the \$22 million bond vote to replace the existing MRF (\$26 million project) which is at capacity, cannot expand to take in more types of recycling, has limited storage of material, and has outdated technology. The loan will be paid back over 25 years through operational revenues. MRF fees will be kept as low as possible. There was discussion of improvements to Redmond Road (will be addressed during design and permitting phases of the project), funding sources, and the timeline for the project (target opening July 2025).

7. Public Hearing: Development Bylaw Amendment – Form Based Code Overlay at Taft Corners & Townwide Official Map

The warning for the public hearing on the bylaw amendment was read and the public hearing was opened at 8 PM. Matt Boulanger reviewed the extensive public hearing process that was conducted on the form based code overlay and the two revisions to the code (two boundary changes and building height).

There was public comment:

- in support of the new zoning
- against the new zoning
- against the proposed building height allowed by the new zoning
- development under the new zoning being out of scale for the town
- the new zoning giving the town more of a city look
- concern about the ability of the town infrastructure to handle the impact of the additional housing and residents
- impact on taxes
- traffic congestion and associated impacts on existing residents
- lack of affordable housing
- being an inclusive community
- listening to the people and letting the voters decide on the amendment with a townwide vote at town meeting day
- bringing the process in slowly and carefully
- having cluster development and connecting to low income, affordable housing
- providing incentives to take the pressure off development of remaining open spaces

MOTION by Ted Kenney, SECOND by Greta D’Agostino, to close the public hearing. VOTING: unanimous (5-0); motion carried.

8. Development Bylaw Amendment – Form Based Code Overlay at Taft Corners & Townwide Official Map

There was discussion of the following:

- building height with roof of 87’
- affordable housing and low income housing
- tools to incentivize building affordable housing
- allowed number of dwelling units per year in the growth center (growth management system) based on sewer capacity, education capacity of the schools, and infrastructure capacity
- open spaces as part of the form based code overlay
- buildout of the apartment buildings being over 50 years and no plan in place by a developer to build 100 apartments at this time
- impact on public input on the form based code amendment due to the covid situation
- form based code being a long term plan with a timely way to make changes as needed

MOTION by Ted Kenney, SECOND by Greta D’Agostino, to adopt the Unified Development Bylaw amendment establishing a form based code overlay district for Taft Corners and creating a townwide official map as presented.

DISCUSSION:

- Gordon St. Hilaire stated that he has heard from residents that building height continues to be a concern.

VOTING: 4 ayes, one nay (Gordon St. Hilaire); motion carried.

9. Chittenden County Multijurisdictional Hazard Mitigation Plan

MOTION by Ted Kenney, SECOND by Gordon St. Hilaire, to adopt the 2022 Chittenden County Multijurisdictional Hazard Mitigation Plan Resolution as presented. VOTING: unanimous (5-0); motion carried.

10. Town Manager’s Report

In addition to the written Manager’s Report, Erik Wells noted the following:

- There were 10 applicants for the Community Center/Library Assessment Steering Committee. Four candidates will be selected. Black River Design is the architect for the project. Community outreach will begin this fall.
- North Williston Road culvert work was completed ahead of schedule.
- Erik Wells and Greta D’Agostino will attend the upcoming VLCT Town Fair.
- Fire Dept. open house is 10/8/22.

11. Other Business

TD Bank Resolution

MOTION by Greta D'Agostino, SECOND by Ted Kenney, to approve the Town Manager as a co-signer on the account at TD Bank. VOTING: unanimous (5-0); motion carried.

Special Town Meeting Warning

MOTION by Greta D'Agostino, SECOND by Ted Kenney, to approve the revised special town meeting warning showing the change in the time of the public information hearing. VOTING: unanimous (5-0); motion carried.

12. Adjournment

With no further business and without objection the meeting was adjourned at 10:09 PM.

RScty by tape: MERiordan