


TOWN OF WILLISTON
Planning Commission Minutes
August 5, 2014 - 7:00 P.M.

Williston Planning Conference Room

MEMBERS PRESENT: Jake Mathon, Michael Alvanos, Tom Walsh, Meghan Cope, Shannon Hiltner, Planning Commission Members; Ken Belliveau and Matt Boulanger, planning staff, Lance Llewellyn, Steve Donahue, Erin Charles, and Stephanie Crowley

1) CALL TO ORDER

Jake Mathon called the meeting to order at 7:06 PM.

2) LETTER FROM LANCE LLEWELLYN RE: ZONING CHANGE IN GATEWAY ZONING DISTRICT NORTH

Lance Llewellyn presented the letter he had written to the commission in regards to the allowed uses in the Gateway Zoning District North (GZDN). Llewellyn explained this history of the building, which was built as an office building. The zoning changes in 2009 eliminated some of the office uses in the zone. Matt Boulanger and Ken Belliveau explained the history further. Ken Belliveau explained the consolidation of the districts that happened in 2009 and that land uses in prior bylaws were expressed in a far more generalized way.

Shannon Hiltner said that she had been in the building and there was no use for it other than office space. Lance Llewellyn said that the building was created as an engineering office. Steve Donahue said that there was a medical office next door.

Ken Belliveau reviewed how the bylaw treats nonconforming lots, uses, and structures. Steve Donahue asked if 25 Wentworth drive had been occupied with an office use in the last 12 months. Belliveau said that in addressing a new permit, he would look for the applicant to provide history of the existing nonconforming use. Steve Donahue said the building should be allowed to continue to have the uses allowed when the building was built in 1986.

Ken said that his recommendation was for the commission to look at the issue and see if they could come up with a possible text change to the bylaw that would broaden the allowed uses. Donahue said that they are currently trying to sell the property and are losing prospects because the zoning only allows a narrow range of uses and that time is of the essence. Belliveau said that a bylaw change would have to follow the process established in state law and would have to be worked in with the commission's schedule of other priorities as well as the Selectboard's schedule.

It was the consensus of the members in attendance to further pursue adding additional allowed uses to the GZDN to allow for more office uses in existing buildings.

3) DISCUSSION OF POSSIBLE ZONING CHANGES NEAR SOUTH BROWNELL ROAD AND WILLISTON ROAD

Ken Belliveau explained the process to date around South Brownell Road and Williston Road. Belliveau distributed maps and draft bylaw language related to the area. Belliveau asked about the idea of distributing a survey. Jake Mathon said that he thought a survey was important because there were such strong opinions on whether to allow any commercial uses in the area.

Ms. Charles and Ms. Crowley own the property on the northeast corner of the Brownell/Williston Road intersection. They stated that they felt their house was no longer appropriate for residential uses due to the noise and traffic in the area.

Michael Alvanos said that he experienced the rezoning of property he owned and found that the appraisal of the property did not change.

Charles and Crowley said that they had been told by a commercial realtor to be patient and that there would need to be a zoning change before the value would change.

Belliveau reviewed the proposed commercial uses for the South Brownell Road area.

Jake Mathon asked Ms. Charles and Crowley if they had considered developing additional residential units instead of commercial units.

Michael Alvanos said that he did not think he would vote to change residential uses along Williston Road to high-intensity residential uses. Alvanos said that he was in favor of increasing the residential density. Tom Walsh said that it is difficult to let residential uses go because once they are gone they are generally gone for good.

Ms. Crowley asked if the Gateway West project is part of the 2011 Town Plan. Belliveau explained that looking at land uses in this area was part of the 2011 Town Plan.

Jake Mathon asked about next steps for the project. Belliveau said that he could work on draft language and a map for a smaller, revised overlay taking in the immediate area of the intersection with a narrow range of uses. The consensus of the group was to focus on the parcels immediately around the intersection of South Brownell and Williston Roads.

JULY 15, 2014 MINUTES

On a motion made by Michael Alvanos and seconded by Tom Walsh the commission voted 4-0 to approve the minutes of July 15, 2014 with the following changes:

- Change the date in the footer

The meeting adjourned at 9:13 PM.