


TOWN OF WILLISTON
Planning Commission Minutes
December 2, 2014 - 7:00 P.M.

Williston Town Hall Annex Conference Room

MEMBERS PRESENT: Paul Laska, Meghan Cope, Jake Mathon, Tom Walsh, Shannon Hiltner, Kevin Batson, Michael Alvanos, Planning Commission members; Ken Belliveau, Matt Boulanger, planning staff; Richard McGuire, Town Manager

1) CALL TO ORDER

JAKE MATHON called the meeting to order at 7:03 PM.

2) REVIEW OF PENDING BYLAW AMENDMENTS

Ken Belliveau said that the Selectboard had scheduled public hearings for changes to the bylaw chapters related to signs, growth management, and Lake Iroquois. Belliveau asked if the group wanted to hold any further meetings on the Gateway West (The South Brownell/Williston Road area) proposal or if it was ready for a public hearing. The consensus of the group was to schedule a hearing. Belliveau said that he would likely schedule the hearing for the commission's meeting on January 6, 2015.

Belliveau said that the other pending matters would be the change to allowed uses in Gateway North and the allowance for the use of existing historic barns in the ARZD as "banquet halls." The Commission agreed to schedule those items for a public hearing on January 6th as well.

Kevin Batson said that he thought the design review requirements of the new Gateway West zone were "skimpy." Belliveau and Boulanger looked at the existing Bylaw and suggested adding a reference to WDB 22 to the new zone as well as a cross-reference in the new GZDW chapter draft. The commission agreed to add those changes to the hearing draft.

Meghan Cope asked about getting rid of the exemption in the GZDW use table prohibiting "R&D." Belliveau said he knew the Commission wanted to remove that prohibition from GZDN, but wasn't sure if the group had agreed to remove it from the GZDW. Belliveau said that he would check the meeting minutes.

On a motion made by Shannon Hiltner and seconded by Meghan Cope, the commission voted 7-0 to move proposed changes to WDB 22, amendments the use table in GZDN, adding a new GZDW chapter, and amendments to the ARZD to public hearings on January 6, 2015.

3) CAPITAL IMPROVEMENT PROGRAM AND BUDGET

Rick McGuire, Town Manager presented the proposed capital budget. McGuire explained the purpose of planning for capital expenditures and long-term infrastructure needs. The town's goal is to plan for and spread out expenses so that the town does not experience excessive

“peaks and valleys” in cost. McGuire reviewed some of the upcoming costs, including a new Fire Truck, the construction of a “Grid Street,” the new Bookmobile, and the repair of the Brick Church roof.

Meghan Cope asked how items are added to the Capital Budget. McGuire said that it depends. Stormwater projects, for example, have been extensively studied and rated. The town uses consultants in various areas to determine the need to repair and upgrade systems. Suggestions for projects also filter up through the process from town departments and boards. Ken Belliveau said that many priority projects are reflected in the Town Plan.

Paul Laska asked about funds for the Community Center, McGuire confirmed that no funds are currently being accrued for the creation of a community center. McGuire explained that the town had worked to help a senior group find expanded meeting space to meet their needs.

The group discussed the town’s past and future predicted energy consumption.

Ken Belliveau suggested that the commission members read the budget over the next two weeks and bring comments back for the next meeting so they can be transmitted back to the selectboard in a timely manner.

4) NOVEMBER 4, 2014 MINUTES

On a motion made by Meghan Cope and seconded by Paul Laska, the commission members voted 6-0-1 (Kevin Batson abstained) to approve the minutes with the following corrections:

- Fix the motion on the minutes to add Meghan Cope’s last name.
- Eliminate the “single bullet.”

The meeting adjourned at 8:20 PM.