



TOWN OF WILLISTON
Planning Commission Minutes
July 15, 2014 - 7:00 P.M.

Williston Planning Conference Room

MEMBERS PRESENT: Jake Mathon, Michael Alvanos, Kevin Batson, Meghan Cope, Planning Commission Members; Ken Belliveau and Matt Boulanger planning staff.

1) CALL TO ORDER

Jake Mathon called the meeting to order at 7:02 PM.

2) CONTINUED DISCUSSION OF PROPOSED CHANGES TO WDB 11 GROWTH MANAGEMENT

Ken Belliveau redistributed the draft language for WDB 11 as well as a set of tables showing the potential regulatory incentives for affordable housing that can be integrated into the Growth Management incentives.

Michael Alvanos said that he thought density at 15 dwelling units per acre is too low to get truly affordable housing. Alvanos said that something more like 30 units per acre would provide the economic incentive for affordable housing.

Meghan Cope said that density bonuses could be expressed as a proportion of the base allowed density so that projects including affordable housing. The group discussed a sliding scale of density bonuses that works in parallel with the proposed sliding scale of fee reductions based on how much and what type of affordable housing is proposed in a project.

Kevin Batson said that in relation to residential density, he liked the height of the Finney Crossing buildings combined with their distant setback and was concerned about higher heights. The group discussed design standards in the Growth center including the “pitched roof” requirement for 52-foot high buildings and the prohibition on “4-story” buildings. The group agreed to revisit these requirements in the context of encouraging affordable housing.

Michael Alvanos said that a higher height than 52 feet might be 60-64 feet instead of 52 feet. Meghan Cope said that she could see heights in Blair Park being increased because of the redevelopment potential of many of the properties there and the lack of residential neighbors. The group discussed requiring photovoltaic panels, green roofs, and activated rooftop spaces as part of allowing flat roofs in the district.

Ken Belliveau discussed the remaining changes to WDB 11. For dwelling unit equivalents, the current proposal would count a one-bedroom or studio apartment as .5 of a dwelling unit for the purpose of growth management.

The group discussed the idea of either not setting aside units in the ARZD for affordable housing, or setting those units aside but then allowing applicants to buy their way out of having to build those units by contributing to a housing trust fund.

Belliveau explained the “holdback” provisions in the draft that would prevent all of the allocation in any one area from being given to a single project and that would prevent all of the allocations from being given out prior to the end of the 10-year allocation period.

Another new provision allows for an increased extension of the life of allocations from two to five years, but only allows for extensions if the project has been started at the time the extension is applied for.

Belliveau discussed the scoring categories proposed in the new draft.

Meghan Cope asked if the changes would make the review of phased projects difficult to administer. Matt Boulanger said that the development review process as it currently exists would likely guide applicants and staff from the Growth Management process through to the final plans with conditions of approval and sequencing of unit construction. Meghan Cope asked about the median income and if the “third party” that enforces affordability keeps track of the changes to it. Ken Belliveau said that the median income number is set by HUD and that the HUD number is the one used by housing trusts that manage affordability.

The group discussed if there were any proposed policy changes to the current draft. Kevin Batson said that he was in favor of providing an “out” instead of requiring affordable housing outright in the ARZD. The group agreed on making this change and on not allowing a “buyout” in allocation areas other than the ARZD. Kevin Batson asked about getting rid of the ability to move units into the ARZD for “invisible development.” The consensus of the group was to remove that provision.

On a motion made by Kevin Batson and seconded by Meghan Cope the members in attendance voted 4-0 to move the changes for Chapter 11 as well as the recommended fee schedules as discussed.

The group discussed the public hearing of August 19 scheduled for the review of changes to Lake Iroquois. Ken Belliveau reported that a zoning violation had occurred on a property on the lake. It was the consensus of the group to proceed with the hearing with the understanding that the commission is not required to take action on the proposed changes at that hearing.

3) JUNE 3, 2014 MINUTES

On a motion made by Meghan Cope and seconded by Kevin Batson the commission voted 4-0 to approve the minutes of June 3, 2014 with the following changes:

- Correct the location of the meeting to “Town Hall Meeting Room.”
- Correct the date of the minutes in the header
- Fix the open parentheses in the discussion of 31.4.5 by closing at the end of the sentence.

July 15, 2014 MINUTES

On a motion made Michael Alvanos by Kevin Batson and seconded by the commission voted 4-0 to approve the minutes of June 17, 2014 with the following changes:

- Note that Shannon Hiltner left the meeting before minutes could be approved.
- Correct the date of the minutes in the header

The meeting adjourned at 8:10 PM.