



TOWN OF WILLISTON
Planning Commission Minutes
June 17, 2014 - 7:00 P.M.

Williston Planning Conference Room

MEMBERS PRESENT: Jake Mathon, Tom Walsh, Michael Alvanos, Shannon Hiltner, Planning Commission Members; Ken Belliveau and Matt Boulanger planning staff.

1) CALL TO ORDER

Jake Mathon called the meeting to order at 7:03 PM.

2) DISCUSSION OF PROPOSED CHANGES TO WDB 11 GROWTH MANAGEMENT

Ken Belliveau reviewed the proposed changes to the draft since the last time the Planning Commission reviewed the chapter.

Belliveau said that the target will likely be 80 dwelling units per year as it has been in the past. This was not certain before, but it appears that the town will be able to negotiate the purchase of the additional sewer capacity necessary to support this target.

Belliveau explained the changes to the “dwelling unit equivalent” changes. Belliveau said that staff had experienced many times when what was permitted and what was constructed was different in terms of the number of bedrooms proposed. It is relatively easy to convert a non-bedroom room to a bedroom. Because of this, the new draft proposes to treat a one-bedroom or studio apartment as a half unit equivalent, and all units 2 bedrooms and more as whole units.

Another significant change is that this definition of a unit would also apply to density. This may incentivize the inclusion of smaller dwelling units within multi-unit projects. Matt Boulanger said that this change could also help applicants by giving them additional flexibility when meeting “percentage of units” incentives in growth management.

Belliveau reviewed changes to the affordable housing incentives, which are keyed to the recommendations of the Affordable Housing Task Force. Belliveau reminded the group that affordable housing points in the Sewer Service Area and in the Growth Center are worth double- so a project that scores ten points in that category in those parts of town actually gets 20 points, where projects usually need a minimum of 30 points to receive allocation.

Belliveau reviewed proposed changes to the overall allocation, which as drafted, would set aside 25% of the units in each of the town’s 3 allocation areas for perpetually affordable units. Jake Mathon said that he thought the set aside should not apply in the ARZD, where it is expensive to build new units and where the Town Plan concentrates growth in the Growth Center and Sewer Service Area.

The group discusses ways that the ARZD affordable units could be made tradable, or other ways that their use could be flexible. The group discussed the history of allocation and buildout in the ARZD. The group also discussed the development potential of open lands within the RZD.

Belliveau said that he would bring back the growth management draft to the commission along with the other bylaw changes (impact fees, etc.) that implement the recommendations of the affordable housing task force so they can all be reviewed together.

3) JUNE 3, 2014 MINUTES

Due to the lack of a quorum, minutes for the June 3 meeting could not be approved.

The meeting adjourned at 8:10 PM.