



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

Williston Town Hall Annex Conference Room

MEMBERS PRESENT: Paul Laska, Tom Walsh, Meghan Cope, Kevin Batson, Jake Mathon.

Ken Belliveau, Matt Boulanger planning staff; Chris Snyder, Snyder Homes; Robert Sharp, Beverly Boget, Visiting Nurse Association

1) CALL TO ORDER

KEVIN BATSON called the meeting to order at 7:05 PM.

2) CHRIS SNYDER- SPECIFIC PLAN IDEA

Chris Snyder explained that because the parcel is located in the Village Zoning District (at the western edge of the district on the north side of Williston Road, adjacent to Southridge Road, the rules of the VZD apply. The VZD limits commercial uses to no more than 2,500 square feet on the first floor. Snyder is looking at developing the parcel for use by the Visiting Nurse Association (VNA) as an adult day care. Snyder showed two different concept plans for the development of the parcel.

Ken Belliveau elaborated on the limitations of the Village Zoning District and the reason the subject parcel is in the VZD, The VZD boundary was extended in 2006 to include the parcel, even though it has little relationship to the historic village at the top of the hill. The zone allows commercial uses, but limits them to 2,500 square feet on the first floor and 1,500 on the second floor per parcel.

Paul Laska asked about the hours of operation. Beverly Boget said that it was generally from 7:30 in the morning to 5:30 in the evening, Monday through Friday. Boget said that there has been demand in the past for an evening or overnight program as well.

Ken Belliveau mentioned the difficulty of turning left onto Southridge Road in the morning hours during the week. Boget that that the majority of their clients arrive by SSTA van and generally arrive around 9:00 in the morning. Boget said that there are typically 5-10 employees and 25 clients on site.

Belliveau said that given some of the constraints of the VZD, it might be worth Snyder and the VNA's while to consider pursuing a Specific Plan to develop the parcel. In terms of the required public Benefit, Belliveau said that they might provide the alternative path along Williston Road.

Meghan Cope asked if the use is allowed in the zone. Belliveau said that "Health Care and Social Assistance" as a category is currently an allowed use in the VZD.

The group discussed having one building, which would require a Specific Plan or changes to the bylaw, versus having two buildings, which could possibly be built in compliance with the current restrictions of the VZD.

Meghan Cope asked if the VNA would own or lease the building. Snyder said that it would be leased. Cope also asked if Snyder was familiar with the Specific Plan process and its lengthy timelines. Meghan Cope asked if Snyder was prepared to deal with the risks of developing within the narrow confines of a Specific Plan, where conditions might change in the future. Robert Sharp said they would work for a 10 year lease in the beginning. Snyder said that he understood the risks associated with developing under a Specific Plan.

Ken Belliveau raised the idea of changing the development standards for the subset of the Village Zoning District that is outside of the historic village district and the “additional review area.” The group discussed the possibility of doing this and the accompanying design standards that might have to be adopted to maintain the scenic nature of the property, which constitutes a “gateway” to the historic village.

Belliveau asked if the commission would like the staff to draft some language to change the allowable size and scale of commercial developments in the portion of the VZD outside of the historic village and the “additional review area.” The commission members directed staff to do so.

3) BYLAW AMENDMENTS

Ken Belliveau presented the revised additional allowed uses for the Gateway Zoning District North (GZDN). Kevin Batson asked why 5417 (research and development) would not be allowed in the zone as currently drafted. Belliveau said that that restriction could be removed and all uses in category 541 could be allowed.

On a motion made by Meghan Cope and seconded by Kevin Batson, the Commission voted 5-0 to move the changes to the GZDN as amended forward to a public hearing.

Ken Belliveau asked about the changes to the ARZD that would allow “banquet facilities” to be established in historic barns in the district. Meghan Cope said that she liked the idea of permitting the reuse of historic barns but that safety is a concern. Cope said that with the requirement for a Discretionary Permit, she was satisfied with the draft changes to WDB 31.

On a motion made by Kevin Batson and seconded by Tom Walsh, the commission voted 5-0 to move the changes to the ARZD forward to a public hearing.

4) CONSERVATION PLANNER RECRUITMENT

Ken Belliveau reported on the recruitment efforts for the Conservation Planner position. The applicant pool is deep and well-experienced.

5) SEPTEMBER 16, 2014 MINUTES

On a motion made by Meghan Cope and seconded by Paul Laska, the commission members voted 4-0 (Kevin Batson abstained) to approve the minutes of September 16, 2014 with the following changes:

- Add Michael Alvanos to the list of members in attendance
- Correct Allen Solomon's name
- Change "pf" to "of."
- Remove the random "-"
- Change "focused in" to "focused on"
- "**the** living conditions."

The meeting adjourned at 9:00 PM.