



**TOWN OF WILLISTON**  
**Planning Commission Minutes**  
*September 16, 2014 - 7:00 P.M.*

**Williston Town Hall Meeting Room**

MEMBERS PRESENT: Jake Mathon, Paul Laska, Tom Walsh, Shannon Hiltner, Meghan Cope, Planning Commission Members; Ken Belliveau and Matt Boulanger planning staff.

David Beckett, Erin Crawley, Stephanie Crowley, Bernard Dubois, Joseph Dubois, Rebecca Dubois, Susan Greer, Sarah Mason, Jeff Nick, Allen Solomon, Barbara Phelps, Bob Provost, Jim Robear, Steve Robear, Alleyn & Rosel Solomon, Patricia Robertson, Michele Steady, David Steady

1) CALL TO ORDER

Jake Mathon called the meeting to order at 7:05 PM.

2) PUBLIC MEETING- SOUTH BROWNELL ROAD/WILLISTON ROAD AREA STUDY

Ken Belliveau introduced the proposal as it has currently been drafted along with a map reflecting the boundaries of the proposed new zoning district. Belliveau reviewed the history of the Planning Commission's involvement in the area dating back to the adoption of the 2011 Town Plan. Belliveau summarized the changes to surrounding land uses and traffic that had occurred in the area over the last 50 years.

Belliveau explained that the current proposal comes with allowed residential uses as well as other limited commercial uses within the zone. The boundaries of the zone have been focused in- generally one lot deep on both sides of Williston Road.

Allen Solomon, 48 Aspen Lane said that he was concerned that there would be commercial uses allowed both across from and to the rear of his property. Solomon asked about the current allowed residential density and building height and if those would change under the new zoning. Belliveau explained that the allowed building heights are proposed to remain at 36 feet. Solomon asked about the development review process and if somebody could come in and buy out and demolish existing properties. Belliveau explained what the process would be. Solomon asked if the zoning boundary could be changed to provide his parcel with a buffer. Belliveau explained that the current map was developed to take in entire lots with frontage on Williston Road.

Shannon Hiltner said that the commission was trying to consider saving residential uses and minimizing the impacts to residential properties. Solomon said that he had seen many changes in Williston over 50 years and liked many of them, but he did not like the driveway to the duplex that was developed across the street from him. Michael Alvanos mentioned landscaped buffers and explained how the existing bylaw regulates the required composition and width of landscaped buffers based on the difference between the adjacent uses.

Ken Belliveau explained the criteria for affordable housing in Williston and the income requirements for people who have access to affordable housing.

Joe Dubois asked about the difference between required buffers between two residential projects and a commercial and residential project. Belliveau and Matt Boulanger explained some of the differences.

Steve Robear said that the living conditions involving traffic and noise seem to make it make sense that commercial uses could be allowed. Robear said that given the industrial nature of his property, he did not see the necessity of including any of it in a new proposed commercial zone.

Jim Robear said that the family property also backs up to Shunpike Road. Mr. Robear said that losing allowed industrial uses on their property would reduce its value and its potential to create new employment opportunities.

Stephanie Crowley asked about the potential for a small family restaurant on the corner of Williston and Brownell Roads. Crowley said that she would like to see the corner developed as a Boston Market restaurant. Crowley expressed that there was too much focus on constructing housing in Williston.

Ken Belliveau explained the allowed uses in the current IZDW. The only property that is currently zoned IZDW that is proposed to be changed is a portion of the Robear property. The remainder of the properties proposed to be re-zoned are currently zoned residential. The proposed allowed uses in the new zone are office-type commercial uses and convenience stores without attached gas stations. Restaurants are not currently contemplated as a proposed allowed use in the new zones.

Jim Robear said that most of their property is across the street from lands that are zoned industrial.

Jeff Nick said that he was speaking for the Phelps family, who owns property at the corner of Williston and South Brownell roads. Nick said that the commission might want to consider broader allowed commercial uses and greater residential densities within the proposed zoning boundary to further increase property values there.

Jim Robear said that given the airport noise, no office user like a doctor or a lawyer would want to locate on their property.

Sara Mason thanked Michael Alvanos for chiming in about the remaining viability of the Lamplite neighborhood. Mason thanked the commission for their careful work considering the interests of all of the property owners in the region.

A member of the audience asked about drawing zoning boundaries through property lines. Ken Belliveau said that the lines could be changed. Belliveau said that it is generally more practical to draw the zoning boundary lines along existing property lines or natural features than drawing them through existing parcels, dividing them into multiple zones.

Madelyn Phelps said that the land should be commercial now because it is terrible to live on Road in that area. Phelps said that she did not understand why the commercial uses in Taft Corners did not extend all the way to Brownell Road.

Jeff Nick said that perhaps the landscaped buffer requirements could be “beefed up” in the new proposed zone.

Bob Provost said that the allowed uses proposed appeared to be light traffic generators whereas uses that generate heavier traffic may not be allowed at the state level.

Meghan Cope said that she was not in favor of expanding the allowed commercial uses along Williston Road away from the Growth Center Boundary. Cope said that the allowance for commercial uses should be focused on enabling adaptive reuse of existing structures. Michael Alvanos said that he was also not in favor of expanding commercial uses.

There was general consensus among the members in attendance to reduce the amount of the Robear property proposed to be zoned in the new zoning district and to not significantly change the uses proposed to be allowed in the zone.

### 3) SEWER ALLOCATION ORDINANCE- CONSIDER REVISED LANGUAGE

Ken Belliveau explained the proposed change, which would allow an expansion of the service area to serve a lot that was created under an approval by the planning commission where soils testing or sewer allocation was “deferred.” This would make the application of the expansion criteria very narrow. Belliveau said that there was no requirement for a public hearing, but the commission could choose to vote to recommend approval to the selectboard.

Paul Laska asked if there were any other lots created where soil testing was deferred by the planning commission. Belliveau said that the only other deferred lots staff was aware of were not adjacent to the sewer service area and would not be applicable to this change.

On a motion made by Meghan Cope and seconded by Tom Walsh the commission voted 6-0 to recommend approval of the language as drafted.

### 4) SEPTEMBER 2, 2014 MINUTES

On a motion made by Meghan Cope and seconded by Paul Laska, the commission members voted 6-0 to approve the minutes of September 2, 2014 with the following changes:

- Change “hearing” to “meeting” re: Brownell Road
- Change the motion related to “banquet halls” to put the historic barns conversion element first.

The meeting adjourned at 8:58 PM.