



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

Williston Planning Conference Room

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

1) CALL TO ORDER

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

2) GENERAL BYLAW AMENDMENTS:

Jake Mathon called the public hearing on the Bylaw changes to WDB 11 to order at 7:45 PM.

a) CHAPTER 33 GATEWAY ZONING DISTRICT NORTH (GZDN)

Ken Belliveau explained that a property owner had previously asked the commission to consider broadening the range of allowed uses in the GZDN. Paul Laska asked about the boundaries of the GZDN. Belliveau indicated the boundaries of the zone on the Zoning Map.

Belliveau explained that he and Boulanger worked on a number of new allowed uses for the possible new commercial area around Brownell Road (possibly to be called the Gateway Zoning District West) and that he had added a similar slate of uses that could be considered “office” type uses as proposed additions to the GZDN.

Paul Laska said that while the bylaw change certainly addresses the property owner’s concerns, he wasn’t sure that most office-type tenants would want to be in the zone amidst the convenience stores, gas stations, and industrial users there.

Jake Mathon asked if anything more needed to be updated other than the use table in the chapter. Belliveau said some of the purpose and intent statement in the beginning of the chapter might need to be amended to reflect the expanded uses in the zone. There was general consensus among the commission members that the added uses were appropriate for the zone.

On a motion made by Shannon Hiltner and seconded by Tom Walsh, the commission voted 5-0 to direct the staff to schedule a public hearing on the changes to the GZDN.

b) ADAPTIVE REUSE OF HISTORIC BARNS

Matt Boulanger explained the proposed changes to the bylaw and explained the definition of a historic barn in the Bylaw. Shannon Hiltner said that she was in favor of the changes.

There was general consensus among the members in attendance to support the proposed changes.

Jake Mathon moved and Meghan Cope seconded that the staff prepare bylaw language to allow banquet halls in historic barns in the ARZD with a discretionary permit. The motion passed 5-0.

c) ELECTRIC VEHICLE CHARGING STATIONS

Matt Boulanger explained that the town was working with the CCRPC to look at possible bylaw language that would make it easy to and even encourage electric vehicle charging stations in existing parking lots, new developments, and residential properties. Meghan Cope said that there was likely to be a period of time where there would be a number of possible EV charge stations or formats.

The consensus of the commission was to have the staff prepare draft bylaw language that would allow for EV charging stations in Williston within parking areas.

3) AUGUST 19, 2014 MINUTES

On a motion made by Meghan Cope and seconded by Shannon Hiltner, the commission members voted 5-0 to approve the minutes of August 19, 2014 with the following changes:

- change “about” to “regarding” and elaborate on Ken Belliveau’s response that there were not any changes made in response to the task force recommendations.

The meeting adjourned at 9:03 PM.