



Town of Williston
 7900 Williston Road
 Williston, VT 05495
 town.williston.vt.us

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MEMO

To: Williston Selectboard
 From: Williston Planning Commission
 Date: September 29, 2022
 Re: **Form-Based Code Selectboard Public Hearing October 4 - Planning Commission Comments**

We are in favor of adopting the FBC and related documents as currently presented because we believe they represent a crucial change of direction for development in the Taft Corners Growth Center to better represent the aspirations of the people of Williston for a more walkable, bikeable, livable place that can continue to absorb the development pressure we are experiencing in Williston.

We appreciate the hard look the Selectboard has given the FBC and acknowledge there are complex issues with potentially long-standing impact for our shared community and we appreciate the trust shown in our work. We look forward to FBC adoption and share these notes for transparency as we move on.

Future revisions: FBC represents a significant departure from past development and we expect to revise as appropriate via an expedited process as has been discussed.

Building Height: We agree that adding an 87-foot overall roof height limit will prevent excessively tall buildings while still allowing flexibility for some sites, and buildings to develop in a way that will help provide an abundance of housing opportunities and a vibrant, diverse Taft Corners with an interesting “uniquely Williston” roofline composed of both flat and pitched roofs.

Boundary Changes: We do not think developer requests should override the effort Williston (PC, Staff, consultants, and residents) has invested in the FBC. The removal of 93 Acres from the FBC weakens it significantly and allows current development patterns to continue in those areas despite the desires of Williston’s residents. As we work on revisions, we may seek compromises for either or both areas that have been removed.

Affordable Housing: The PC intentionally did not address affordable housing in the FBC because it is a complex subject that will require dedicated time and attention. The PC wants to assure you and those in the community who have expressed concern that we are committed to making better headway on housing with the Inclusionary Zoning work that we have already begun. Williston’s lack of affordable housing is a region-wide challenge and solutions should be town-wide if not region-wide. To that end, we are working with the CCRPC and will be soliciting public input on Inclusionary Zoning in the next few months.

Regulating Plan/Official Map: The PC hopes to revise the regulating plan/official map as additional wetlands are delineated and green spaces are secured by the processes laid out in the FBC. The PC expects to revise these zoning details on an ongoing basis knowing that such revisions will need flexibility to respond to new information, while also adhering to changing regulations.

Town Manager
 878-0919
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 Town Clerk/ Treasurer
 878-5121
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 Planning/ Zoning
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 Lister/ Assessor
 878-1091
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 Public Works
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 Recreation
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 878-6611
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 Fire
 878-5622
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 Dorothy Alling
 Memorial Library
 878-4918