

1 TOWN OF ESSEX
2 PLANNING COMMISSION
3 DRAFT MINUTES
4 FEBRUARY 24, 2022
5

6 **Note: *This meeting was in-person and virtual on Teams.**
7 ***These minutes may be made amended prior to the March 10th meeting.**
8

9 **PLANNING COMMISSION (PC) PRESENT:**

10 **IN PERSON:** Ned Daly.

11 **VIRTUAL:** Josh Knox, Acting Chair; Dustin Brusco, PC Chair; John Mangan, Clerk; David
12 Raphael; and Tom Furland.

13
14 **OTHERS PRESENT:**

15 **IN PERSON:** Darren Schibler, Planner; and Al Senecal.

16
17 **VIRTUAL:** Sharon Kelley, Zoning Administrator; Jean O’Sullivan, Economic Dev. Coordinator;
18 Alexander LaRosa, Esq.; Walter McCarthy, Esq.; and Community T.V.

19
20 The meeting was called to order at 6:33 p.m. Chairman Brusco announced that he was under
21 the weather and was not sure if he would be available for the entire meeting, therefore asked
22 the Vice-Chair to take lead of this meeting. Acting Chairman Knox stated that this meeting
23 was not to discuss the merits of any proposed changes to the Regulations, rather it was to
24 determine where the PC wanted to land with its 2022 work plan. Knox said, “This meeting is
25 how, not what.”
26

27 Acting Chair Knox announced that if any person from the audience or the PC wanted to discuss a
28 topic not listed on the Agenda or comments relating to the Consent Agenda, the time to speak is
29 under ‘Public Comments’.
30

31 **AGENDA ITEM 1: PUBLIC COMMENTS:** Al Senecal stated that an email was sent to staff
32 just prior to the start of the hearing which reinforced topics that he requested the PC to consider.
33 He noted that he spoke about one of the items, uses in the RPD-I zone, at a recent PC workshop.
34 However, he had a few other requests that he hoped the PC would consider. Acting Chair Knox
35 stated that they would take those comments during its workshop. Darren Schibler forwarded the
36 email to the PC.
37

38 There were no other public comments.
39

40 **AGENDA ITEM 2: CONSENT AGENDA:**

41
42 **BOUNDARY LINE ADJUSTMENT:** Max Pellerin & Lake Champlain Transportation
43 Company: Proposal to transfer .036 acres from 234 Colchester Rd to 250 Colchester Rd
44 located in the Industrial (I1) Zone. Tax Map 77, Parcels 1 & 2.
45

46 **Commissioner Mangan Moved and Commissioner Raphael Seconded a Motion to approve**
47 **the Consent Agenda. The Motion passed 6-0.**
48

49 **AGENDA ITEM 3: Workshop: Continued Discussion re: 2022 PC Work Plan:**

50 Darren Schibler brought up Senecal’s letter on the screen. Al Senecal stated that he would like
51 the PC to consider the following topics during its regulation amendment process, as follows:

- 52 • Uses in the RPD-I Zone;
- 53 • Change of Zoning District located at Upper Main Street where the mini-golf
54 lands are located; and
- 55 • Reinstating ‘Congregate Housing Bonus’ on Pinecrest Drive.

56
57 Staff and the PC walked through a workplan, compiled by Regina Mahony of Chittenden
58 County Regional Planning Commission (CCRPC), resulting from an earlier workshop. The
59 document listed topics that were discussed at the previous meeting. The PC went through each
60 item and rated, as a group, what items were urgent and difficult. The topics included the
61 following, and additional topics were added to the workplan:

- 62
- 63 • ETC|NEXT/Design Standards;
- 64 • Fort Ethan Allen rezoning;
- 65 • Old Historic Center rezoning;
- 66 • Inclusionary Zoning;
- 67 • Bylaw Modernization Grant;
- 68 • Energy Efficiency; Sewer Capacity reallocation;
- 69 • Parking;
- 70 • Performance standards;
- 71 • 2024 Town Plan update;
- 72 • Saxon Hill uses;
- 73 • Saxon Hill land swap;
- 74 • Solar & Electric Charging;
- 75 • Rezoning lands off VT 15/VT 289; and
- 76 • Old Historic Center placemaking.
- 77

78 The PC and staff walked through and rated the issues that the PC previously discussed that
79 they would like to consider for the upcoming amendments. The issues were rated on
80 ‘Urgency’ and ‘Difficulty’. The PC determined to discuss the ‘Resource’ category at a future
81 workshop; and a brief discussion too place on ‘Partners or others who can take the lead’. This
82 topic was continued to the next PC meeting.

83
84 **AGENDA ITEM 4: MINUTES 2/10/2022:**

85
86 **Commissioner Raphael MOVED and Commissioner Schumacher SECONDED a**
87 **MOTION to approve the 2/10/2022 minutes as written. The MOTION passed 6-0.**

88
89 **ITEM 5: OTHER BUSINESS:**

90
91 Commissioner Raphael noted that small work groups among the PC works well.

92
93 The meeting adjourned at 8:40 p.m.

94 PLANNING COMMISSION

95 By: _____
96 Dustin R. Brusio, Chair