



SOUTH BURLINGTON PLANNING COMMISSION

08 SEPTEMBER 2026

The South Burlington Planning Commission held a regular meeting on Tuesday, September 8, 2026, at 7:00 p.m., in Room 301, City Hall, 180 Market Street, and via Zoom.

MEMBERS PRESENT: J. Louisos, Chair; M. Mittag, D. MacDonald, C. Lawrence, M. Emery

ALSO PRESENT: P. Conner, Director of Planning and Zoning; K. Peterson, City Planner,

1. Instructions on exiting the building in case of an emergency:

Ms. Louisos provided instructions on emergency exit from the building.

2. Agenda: Additions, deletions or changes in order of agenda items:

No changes were made to the agenda.

3. Open to the public for items not related to the Agenda:

No issues were raised.

4. Announcements and staff report

Staff provided updates on city projects to the Planning Commission.

5. LDR Amendments: RTE Language Tweaks Public Hearing

The Planning Commission discussed small changes to the Significant Natural Communities and Rare, Threatened, and Endangered Species regulations in the

LDRs. These included correcting typos and adding “by a qualified professional” to the field verification requirement.

6. LDR Amendments: Procedural Clarity in Act 250 Transfer

The Planning Commission moved an amendment to the LDRs for public hearing on October 27. This amendment is to update the DRB’s authority to review Act 250 conditions in the Form-Based Code district.

7. Step 3 Designation: Staff Update

Staff provided an update on the current status of the City’s Step 3 designation application for City Center.

8. Update on Agricultural Regulation

Staff provided an update on the current status of the municipal regulation of agriculture in Vermont.

9. Shelburne Road Planning Update

Staff provided an update on the current status of the Shelburne Road Planning project to the Planning Commission.

10. Minutes: August 11, 2026

J. Louisos moved to approve the minutes of August 11, D. MacDonald seconded. Unanimous approval.

11. Other Business

a. Notice of City of Essex Junction Bylaw Amendments Hearing

12. Adjourn

As there was no further business to come before the Commission, the meeting was adjourned by common consent.

Clerk