

I. Call to Order

Members Present: Mike O'Brien, Chair; Abby Bleything, Vice Chair; Matt Gile; Sarah van Ryckevorsel; Brendan Sage; Trevor Thomas; John Baker

City Staff Present: Ravi Venkataraman, Director of City Planning

Guests Present: Elsie Goodrich

Call to Order by: Abby

Meeting Start Time: 6:30 pm

Minutes Recorded by: Ravi

II. Changes to the Agenda

Abby asked for the Building Typologies project to be added to the agenda.

III. Public Comment

None

IV. Approve Previous Meeting Minutes

Motion by: Matt

Second: Brendan

Decision: Unanimous. Motion carried.

V. Discussion: Building Typologies

Abby asked about the purpose of the Building Typologies project. Ravi explained that the main intent is to test whether the City's regulations enable priority housing. Ravi added that Geoff and Keith had a separate response to the placement of buildings behind buildings. Ravi said that the Department of Public Works had concerns about the utility hookups for the placement of new houses behind existing houses. Ravi said that he'll follow up with additional information about the challenges the Department of Public Works is facing with the placement of new housing behind existing buildings.

Sarah noted the need to require front porches for new residential buildings. Trevor asked for clarification on the recommendations for roofs. Ravi said that the intent was to make sure pitched roofs are incentivized without loopholes to create a new floor.

Ravi said that the project funding will sunset at the end of the month, but that he will be working with the consultants to finalize the final draft in July. Ravi said that the details on the diagrams will be finished in the final draft.

Ravi said that the next step for the Planning Commission is to review the final report and go through their recommendations one at a time.

Abby talked about the need to promote homeownership opportunities. Ravi said that the commission should be more focused on affordable housing in general, and that having a banker to discuss terms and conditions for developing multi-unit buildings with each housing unit for sale may be helpful for the commission to understand the scale needed for a developer to be able to successfully develop condominium units for sale.

VI. Discussion: Amendments to the Winooski Unified Land Use and Development Regulations Sections 4.2, 4.6, 4.7, 5.14, 6.8, 6.11, and Article IX (Site Design Elements)

Ravi gave an overview of the edits to the landscaping and screening section based on past comments and comments he's received via email. Mike asked about the shift away from lawns. Ravi said that lawns don't help with stormwater management or for cooling. Ravi reviewed the draft regulations for parking lot landscaping.

Abby asked about regulating tree removal. Ravi said that he doesn't have the capacity or expertise to regulate tree removal.

Mike asked about requiring redevelopment within a certain timeframe after a demolition permit is issued. Ravi said he wasn't sure if the City has the authority to do this, but that he will look into it. The commission discussed one-to-one replacement requirements during redevelopment.

The commission discussed buffer requirements and whether to require vegetation and fencing.

Abby questioned the setback waiver allowance in the draft. Ravi explained that this situation arose from a community member's request to retain an existing dwelling unit and develop additional units on a lot. Abby suggested limiting the waiver allowance to priority housing projects.

VII. City Updates

A. Updates from the Mayor

Elsie gave an overview on the status of the housing trust fund program, the short-term rental ordinance cap, and the parking management agreement for the new Abenaki garage.

B. Updates from the Inclusion and Belonging Commission

C. Updates from City Staff

Ravi gave an update on the Comprehensive Plan public engagement process, and the joint Planning Commission and Development Review Board meeting scheduled for July 9th.

VIII. Other Business

Mike thanked Sarah, Brendan and Abby for their service on the Planning Commission.

IX. Adjourn

Motion by: Brendan

Second: Matt

Meeting End Time: 8:20 pm

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