

MEMORANDUM

From: ZPED
To: Selectboard

Date: 6/10/2024

Re: Weekly Report

- Tri-Town Housing Task Force met last Tuesday, notes:
 - Travis Noyes reports that the Gryphon Barn project has encountered some engineering problems but that the sixth basement apartment is still a go.
 - Fairlee reports that the anticipated flexibility in applying central sewer standards to water system villages does not appear to be what was promised and will require major amendments to the zoning bylaw that are not compatible with onsite septic.
 - Thetford got funding for a housing study looking at water supply issues and the costs and benefits of taking the systems public. USDA funding may be available for privately owned systems in some circumstances.
 - West Fairlee reports that the Vermod placements in the mobile home park are moving forward.
 - West Fairlee reports that MCAP application is pending on a feasibility study for Bean Hall, Bree expressed concern that the building had vinyl siding placed on it in the past. Fairlee ZA replied that the state is pouring ridiculous amounts of funding into seeming basket case buildings right now, Peter mentioned that the siding issue would probably be easily addressed.
 - Fairlee ZA asked if West Fairlee was looking into some sort of limited zoning, possibly just the village center and the lake? Thetford TM mentioned that Johnson might be a good model for just that sort of limited zoning.
 - Meghan from TRORPC gave an update on MCAP awards, West Fairlee getting funding and Fairlee on the waitlist. Asked if Fairlee has looked into Northern Borders funding, Fairlee has in the past and will make another application in the future.
 - Peter from Fairlee is putting together the lidar on the rail corridor and the flood plain on the Conn River. Fairlee is looking to develop a river side park and access and more precision is needed in the definition of both the flood plain and the rail property.
- Planning Commission met Wednesday.
 - Planning Commission discussed the Regional Energy Coordinator contract and were surprised we weren't participating and support re-entering the program, they have requested some data on the benefits in order to help sell participation.
 - Discussion of the neighborhood development area and the passage of bylaw amendments may have been rendered moot by new information developed in my meeting today with Jacob at Agency of Commerce and Community Development.
 - Good discussion of the process for Town Plan and village planning. An excellent document has been prepared and I am attaching it.
 - There was discussion of the survey work Ginny Reed did for us the last time around and this seems like a good place to start. I am still of the opinion that questions should be crafted to elicit more developed opinions and points of view.

- Met online with Jacob ACCD on our Neighborhood Development Area application, major takeaways:
 - We discussed §13 of the Home Act which amended the “Routine Adoption” procedures for allowable bylaws for towns including zoning bylaws. The rural town provision has been stripped from VSA 4442 and now Selectboards after the two hearing process adopt bylaws and amendments without a town wide vote, whether this actually simplifies things or not is a different question. With this in mind ACCD doesn’t see any issue with our application.
 - The smaller lot size requirement is not negotiable, and they want to see 10,000 to 8,700 square foot minimum lot size if we require one at all in the Neighborhood Development Area, they would prefer that a wastewater approval for small lots be left to the ANR. That said they have no problem with conditioning that smaller lot size on off lot wastewater disposal. We could easily create a new lot class that would integrate into the existing bylaw without much problem.
 - There is a laundry list of site plan elements they want integrated into that section of the bylaw along with complementary subdivision restrictions on street widths, the 1000’ limitation is moot though.

We may be back on track for a designation by the end of the Summer if you are willing to begin using the Home Act provision.
- VCDA is holding its Spring Conference Tuesday June 25th between 9-4 at the Hardwick Town House. Selectboard members who wish to attend should let me know so that I can get a contingent registered.
- LMPA is now listing a link on its website for our Short Term Rental application packet.
- Issued permit 24-Z-17, ADU on Main Street.