



**City of Winooski**  
Vermont's Opportunity City

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**Planning Commission Minutes**

5/9/2019 - Minutes

**I. Call to Order**

Members Present: Mike O'Brien, Pallas Ziporyn, Terry Zigmund, Abby Bleything, Amy Houghton, Joe Perron

City Staff Present: Kristine Lott, Eric Vorwald

Guests Present: David Carter, Sarah Van Ryckevovsel, Joe Gamache, Petie Shea Gamache, Craig Hilliard

Call to Order by: Mike O'Brien Minutes Recorded by: Terry Zigmund

**II. Public Comment**

Joe Gamache raised some issues that may need to be addressed about Form Based Code. He feels that people who will be affected by new development should be informed about the development before anyone else. He is concerned about being invited to meetings regarding new developments and being told they were not allowed to talk at the meetings. He also feels that density and parking need to be considered. He raised concerns about how the on street parking will be impacted by new developments. David Carter raised a concern about the Mansion St Project and lots being combined and given approval as a Gateway District Project, split zoning issue. David's concern is that he feels that the neighboring residents were given false information about this project and combining lots. Sarah Van Ryckevovsel raised concern about historic preservation as it is mentioned in the Master Plan. Craig Hilliard asked about clarification for making changes to Zoning.

**III. Approve Previous Meeting Minutes**

Corrections: Abby Bleything, Pallas Ziporyn 6. Parking: about parking concerns in last sentence to be removed

Motion by: Pallas Second: Amy

**IV. Review of Proposed Zoning Amendments:, Split Zoning, Permits & Exemptions, Applicability, Definitions, and Design Review**

Design Review: Eric proposed Item D to be deleted and item E to become item D. Eric is asking if PC does intend to remove this language? PC asked Eric to bring back to PC added language to clarify what defines a Qualified Historic Preservation consultant and wants to keep item D.

Lot Coverage: PC requested that language be added to address drip edge and crushed stone used for drainage, Eric will continue to work on the language.

Zoning Permits, Section 6.13: Eric is proposing that if an application is exempt from permitting then the ZA will issue a letter of consistency. PC will review the exemptions and revisit this item at a later meeting.

Zoning Map: Eric is proposing additional language to strengthen the provisions that allow for corrections to zoning boundaries if errors are identified based on property boundaries.

Revisions to existing lots: Eric is requesting that language be added to say that any properties that are combined and in 2 different zones must go to DRB and apply for conditional use. If a zoning change is requested it must come to PC. PC would like Eric to look at other ideas for addressing split zoning.

**V. Discussion of Future Zoning Amendments for Consideration**

On hold, will discuss at a future meeting.

**VI. Discussion of Upcoming Agenda Items**

East Allen Scoping group has asked if we can have them join us for our June 13th meeting for a local concerns meeting. PC agreed. Student from WHS has asked if he can present findings from his study on biking to the PC. He will be invited to the May 23rd meeting. PC will resume meeting 2x's per month.

**VII. Department and City Updates**

Project Review Committee is meeting on May 10th.

**VIII. Other Business**

Winooski Bike Coalition is proposing a pop-up and event in late September; it will be on the agenda for May 23rd.

**IX. Adjourn**

Motion by:Pallas Second: Amy

DRAFT