

I. Call to Order

Members Present: Mike O'Brien, Chair; Abby Bleything, Vice-Chair; Joe Perron; Sarah van Ryckevorsel; Tommie Murray; Brendan Sage; Connor Daley

City Staff Present: Eric Vorwald

Guests Present: Councilor Thomas Renner (left at 7:40 PM), Councilor Charles Judge (arrived at 7:30 PM) Kate Coffey, Ryan Wade, Alana Shaw, Kim Hier, Terry Zigmund, Nate Dagesse, Nathan Burns, Tom, Amy

Call to Order by: Mike O'Brien

Meeting Start Time: 6:32 PM

Minutes Recorded by: Eric Vorwald

II. Changes to the Agenda

None

III. Public Comment

Terry provided comments related the request for additional comments from developers only and asked why residents weren't also asked for comments. Kate indicated that she had concerns about parking on Manseau Street related to the new buildings at the corners of Manseau Street and East Allen Street, including concerns about no sidewalks on Manseau Street.

IV. Approve Previous Meeting Minutes

Sarah provided comments on several changes related to the discussion on parking. The Planning Commission agreed to table this item until the next meeting to allow Eric to draft updated language for consideration to better reflect the discussion.

V. Discussion on Proposed Amendments – Sections 4.1 Through 4.12, 5.15, 6.6, and Article IX and Consider Forwarding to City Council

Decision: 5 – 0

Motion by: Abby

Second: Sarah

Mike provided an overview of this agenda item and highlighted the purpose for having the continued discussion. He informed those in attendance that, based on comments received and forwarded by the Mayor, The Planning Commission wanted to know specific information on how the proposed amendments may negatively impact development. He also stated that this was not a public hearing, but if changes were proposed that were substantive, a public hearing would happen.

Following Mike's introduction, he asked for comments from the public. Kate reiterated her concerns about parking and that developments were being built that were resulting in additional parking in neighborhoods. Nate Dagesse spoke about the specific comments he made that were provided to the Planning Commission. He generally spoke about the cost of construction and that parking increases those costs. He also stated that this can lead to a reduction in the number of units. He also stated that other municipalities have eliminated parking minimums.

After Nate's comments Ryan Wade spoke about the cost of housing that we shouldn't follow other municipalities with eliminating parking. He also asked about evidence related to the statement that increased supply of housing reduces costs. Terry then shared comments regarding alternative transportation and that other communities can more effectively remove parking requirements because they are adding in alternatives. Terry also asked about impacts fees. Nate indicated that Winooski has fees related to water and wastewater and other services. Eric stated that the City does not currently have impact fees as outlined in state statute, but does have fees as described by Nate.

After this discussion the Planning Commission deliberated on the matter. Sarah noted that we are not to a point where we can eliminate all parking as people still need cars. Abby and Tommie followed this point and indicated that, without alternatives and more regulation of the street space an on-street parking, eliminating or further reducing parking may be problematic.

With no other discussion, Eric highlighted the proposed changes that were discussed at the public hearing. He also requested one additional change to clarify that parking lots were not an allowable use as a standalone category. With that Abby made a motion that was seconded by Sarah to forward the draft regulations, as amended to City Council for consideration. All were in favor.

VI. Continue Discussion on Section 4.4 – Design Review

Due to the time, this item was tabled until the next meeting

VII. City Updates

Councilor Judge reminded the Commissioners of the Priority and Strategy Retreat that would be happening on May 13th. Eric updated to Commissioners on potential amendments that may be needed due to legislation, specifically S.100. He also updated the members on The LaFountain Street and Dion Street Scoping Study; and the walk/bike mater plan. Mike reminded the Commissioners that the Memorial Day Parade would be happening again this year.

VIII. Other Business

Eric stated that the May 25th meeting would be canceled and that the next meeting would be on June 8th. Based on Brendan's request the Planning Commissioners agreed to do one meeting per month for June, July, and August.

IX. Adjourn

Motion by: Sarah

Second: Tommie

Meeting End Time: 8:20 PM

