

## 2.2.23 Memo from the Chair

### Discussion items left over from our last meeting:

1) 3.3.5(b) – I left the previous language pretty much as is, with a definition of “significant remodel” “...meaning more than 50% of the area **in square feet** of the structure’s façade and building walls are to be **changed** by the remodel...”

*This seemed more appropriate than value as all we are concerned about here is the appearance of the remodeled building and how it looks compared to the previous appearance of the building.*

2) 3.4.1 -- about Lisa’s suggestion to add language about protecting the iconic view of Camel’s Hump in the Gateway: *data being gathered*

3) 3.4.3 -- outdoor storage as a use in G R/C: this is not an allowed use in the current G district – in our proposed version of 3.4 , this is referenced as an accessory or assumed for the following uses: business yard, cottage industry, light manufacturing, powered vehicle and/or machinery service, recreation facility and possibly fitness facility **-- I recommend we add this as a free-standing conditional use in the G R/C district-**

*Willis Farm commercial area could conceivably need this for other conditional uses such as brewery, tavern, State or Community Owned facility, warehouse, child care facility or other (?)*

4) 6.1.2 – recommended changes to the Parking Table:

- Dwelling, single family – change to 1 space per dwelling unit for minimum
- Inn or Guest House – change to 1 space per guest room
- Restaurant, standard – change to 5 spaces per 1,000 SFGFA minimum, and 10 spaces per 1,000 SFGFA maximum *(based on looking at other docs)*

*I left the standards as “ per SFGFA” after speaking with Taylor Newton at CCRPC about using fire code occupancy standards instead of SFGFA for this table, and he said both methods were used, and he felt there was no difference between the two, both being rather imperfect. I figured we should make use of Ravi’s expertise in formulating the table.*

### New Items:

**A.** *these items came out of my conversation with our ZA, Tyler Machia*

1) 3.3.1 and 3.4.1 -- Tyler finds “character of the area” or “character of the neighborhood” to be too vague, and suggests we define this (in section 7) as meaning “Character of the (Zoning) District” -- suggested language:

**Add definition: Character of the Area, or Character of the Neighborhood** – these phrases shall be equivalent to the phrase “Character of the Zoning District in which the land that is the subject of the application is located” as defined by the purpose and features of the zoning district, as well as the

regulatory standards set forth for the zoning district, and any specific standards, goals or policies for the zoning district described in the Town Plan. The DRB may also look to the architectural appearance, structure, size, parking configuration, setbacks, lot coverages and landscaping styles of properties within 1,500 feet of the property that is the subject of the application. *I recommend we add this.*

2) 3.3.3 and 3.4.3 add “catering services” and “food processing” to V R/C and G R/C conditional uses

*Ravi had assumed/suggested that these uses were included with “light manufacturing,” but Tyler feels that they are different enough that folks do not intuitively lump them together, and he fields calls about them separately -- I think I agree with this.*

3) 3.3.5(e) Tyler questioned the use of the word “shall” in regards to consulting the ITE Trip Generation manual. He feels it should be “may.” *CCRPC says the ‘shall’ doesn’t bind Tyler to verify the applicants report, but that it would also be fine to change the ‘shall’ to ‘may’ if we want and won’t really make any difference*

**B.** *a final review of our new definitions incorporating the suggestion to add the words “perishable food” which I researched. I think these definitions will meet our needs.*

Village R/C has, as conditional uses:

- Grocery Store, Village Scale
- Pharmacy, Village Scale
- Retail, Village Scale

Gateway R/C has, as conditional uses:

- Grocery Store, Village Scale
- Pharmacy, Village Scale

**Grocery Store, Large Scale** – An establishment primarily engaged in selling food to the general public, whose total gross floor area is greater than 5,000 square feet. and within which 25% of the total gross floor is devoted to the sale of perishable food such as fresh or fresh frozen produce, meats and dairy products. Customary accessory uses include the sale of household goods, florist or pharmacy products; and on- premises restaurant service that occupies 10% or less of the total floor area of the Grocery Store

**Grocery Store, Village Scale** – An establishment primarily engaged in selling food to the general public, whose total gross floor area is equal to or less than 5,000 square feet and within which 25% of the total gross floor area is devoted to the sale of perishable food such as fresh or fresh frozen produce, meats and dairy products. Customary accessory uses include the sale of household goods, florist or pharmacy products; and on-premises restaurant service that occupies 10% or less of the total floor area of the Grocery Store.

**Pharmacy, Large Scale** -- An establishment primarily engaged in the sale, compounding and dispensing of drugs and medications, whose total gross floor area is greater than 5,000 square feet. Medications and health products may be over the counter or by physicians’ prescriptions, and are overseen by a licensed pharmacist. Customary accessory uses may include the sale of wellness and beauty products, health care services and personal accessories. No more than 2% of the gross floor area

shall be devoted to the sale of food items such as snacks and/or beverages. Establishments selling cannabis products shall not be considered pharmacies

**Pharmacy, Village Scale** -- An establishment **primarily** engaged in the sale, compounding and dispensing of drugs and medications, whose total gross floor area is less than or equal to 5,000 square feet. Medications and health products may be over the counter or by physicians' prescriptions, and are overseen by a licensed pharmacist. Customary accessory uses may include the sale of wellness **and beauty** products, **health care services and personal accessories**. No more than 2% of the gross floor area shall be devoted to the sale of food items such as snacks and/or beverages. Establishments selling cannabis products shall not be considered pharmacies.

**Retail, large-scale** – An establishment engaged in selling or renting goods or merchandise to the general public for personal or household use, occurring primarily within an enclosed structure whose total gross floor area is greater than 5,000 square feet. Customary accessory uses may include the provision of installation, repair or maintenance services for the goods or merchandise sold or rented. This use does not include establishments that sell vehicle fuels (see Vehicle Fueling Station); automobiles or boats (see Automobile and/or Marine Sales); wood products (see Lumber Yard); **primarily** medications (see Pharmacy), or **primarily** food (see Grocery Store, Large Scale). **Any establishment otherwise meeting these criteria, but having greater than 2% of its gross floor area devoted to the sale of food of any kind shall devote at least 25% of its gross floor area to the sale of perishable food such as fresh or fresh frozen produce, meat and dairy products.**

**Retail, village-scale** – An establishment engaged in selling or renting goods or merchandise to the general public for personal or household use, occurring primarily within an enclosed structure whose total gross floor area is equal to or less than 5,000 square feet. Customary accessory uses may include the provision of installation, repair or maintenance services for the goods or merchandise sold or rented. This use does not include establishments that sell vehicle fuels (see Vehicle Fueling Station); automobiles or boats (see Automobile and/or Marine Sales); wood products (see Lumber Yard); **primarily** medications (see Pharmacy), or **primarily** food (see Grocery Store, Village Scale). **Any establishment otherwise meeting these criteria, but having greater than 2% of its gross floor area devoted to the sale of food of any kind shall devote at least 25% of its gross floor area to the sale of perishable food such as fresh or fresh frozen produce, meats and dairy products.**

Add definition: “ **Perishable food** -- edible products for human consumption that are fresh and unprocessed, and/or were produced from fresh food, and may need subsequently to be refrigerated or frozen in order to retain their edible qualities.”

### **C. Acreage vs square footage –**

This question came up recently. I researched it in other towns and asked CCRPC. Most popular strategy seems to be using **acres** in districts where the minimum lot size is 1 A or more, and using **square footage** in districts where the minimum lot size is < 1 A. So this works for these R/C districts where the minimum lot size is < 1 A. Essex and Hinesburg are examples where these terms are used in this way.

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**Upcoming PC work -- possible next topics for consideration:**

- Continuation of amending districts:
  - ✓ Village Residential neighborhoods (north and south) (*partially done*)
  - ✓ Village Commercial (*partially done*)
  - ✓ Jolina Court (*reconsider density?*)
  - ✓ Other district
- Short term rentals
- Signs – section 5.7
- Cannabis regulation
- Airport issue
- Other