

**Town of Addison
Addison Planning Commission
65 VT ROUTE 17W
Addison, VT 05491**

Meeting Minutes: Monday, January 15,2024.

Unapproved --- (Approved on 02-19-24)

Attending: Board members: Starr Phillips, Amber Riley, Jennifer Barrett and Adam Thoman.

Zoning Administrator Michael Wojociechowski was not present.

Absent: Jeff Kauffman, Jr.

We had Community Members present: Elizabeth Armstrong, Jim Larrow, Levi Barrett and Jeff Kauffman, Sr.

Vice-Chair Amber Riley called the meeting to order at 6:30 PM with 4 board members present.

New Business:

The November 20,2023 Meeting Minutes were approved as presented in a motion by Jennifer Barrett, seconded by Amber Riley. All in favor

The work meeting minutes of December 04,2023 were approved as presented in a motion by Jennifer Barrett, seconded by Amber Riley. All in favor

We discussed the changes we have made in the rough draft of the SUBDIVISION & ZONING REGULATIONS. At this point we checked our overview of the draft and decided to make these changes:

1. Abutting Property:

Current: for the purposes of these regulations, the abutting property shall also include facing properties across road right of way. See also "Contiguous Land."

Proposed: For the purposes of these regulations, abutting property includes property directly abutting or directly across any road, public or private, adjoining the property where a proposed or actual development or subdivision is located. See also "Contiguous Land" which is planned to be added to the Regulations.

2. Building Height

Current: The distance measured vertically from the average (of the highest and lowest) finished grade at the base or foundation to the highest point on top of the building (or structure).

Proposed: The distance measured vertically from the average (of the highest and lowest) finished grade at the base or foundation to the highest point of the ridgeline or roof surface of the building (or structure).

Maximum height limitations shall not apply to the following architectural features not intended for human occupation: flagpole, steeple, belfry, spire, weathervane, and chimney, or similar appurtenances. Mechanical equipment such as rooftop solar systems, vents, satellite dishes and antennas, or similar equipment are also exempt. This will be added to the Regulations for clarification.

"We might consider these same details related to a setback or building footprint (think about HVAG systems on the exteriors of buildings or large overhangs/eaves). Do we consider these as part of the building footprint? We do not currently have a definition for building footprint in the Reg.'s and the setback definition is unclear too. At this time the definition for "Accessory Dwelling Unit (ADU) This should be updated to align with State Regulations.

The definition for "Accessory Dwelling Unit (ADU) is outdated too.

Current: A secondary dwelling unit established in conjunction with and clearly subordinate to a single-family dwelling, which is retained in common ownership, is located within, or attached to the primary structure or use, and which otherwise meets applicable criteria of these regulations (see Section 4.1)/

This definition is limited to Accessory Dwelling Units as required under this Act.

Proposed: Accessory Dwelling Unit: A Secondary Dwelling Unit established in conjunction with and clearly subordinate to a single-family dwelling, which is retained in common ownership, is located within the primary dwelling, attached to it, or in a separate building on the same lot, and which otherwise meets the applicable criteria of these regulations (See Section 4.1). This definition is limited to Accessory Dwelling Units as required under the Act. This will be added to the Regulations.

Another concern or focus or concern in reviewing is the dimensional standards in all the districts.

1. The increased building height in the Village Neighborhood District---the intent being to bring the two tallest

buildings into compliance (the church & Town Hall).

- 2. Road frontage reduction for LDR/A---from 400' to 200' , but after the discussion we decided to go with leaving LDR/A District with 5 acres and 300' road frontage.**
- 3. The primary purpose of this area (LDR/A) is to maintain our working landscape. All uses shall preserve the natural features that give Addison its rural character and which maintain sweeping views to the Adirondacks. Residential development is permitted in this area but should be sited to maximize the existing views, agricultural function to the surrounding lands.**

This we plan to leave at 5 acres and drop the road frontage to 300'. Our main purpose is to maintain our working landscape, which is a drawing card to settle in Addison, our beautiful town.

We had a great community interaction discussion with the Zoning Regulations. It was a nice welcome to have a cordial, civil, conversation discussing difficult topics when people have different outlooks or ideas.

Next scheduled work meeting for Monday, February 05,2024 at 6:30PM at T.C.O. We need to appoint a Board Chair.

We have Katie Raycroft-meyer scheduled to attend our February 19th meeting with an update on the grant & Town Plan.

Next meeting is scheduled for Monday, February 19,2024 at 6:30 pm at the Addison Town Clerk's Office with a WORK Meeting afterwards.

5Adjourn: A motion was made by Amber Riley, seconded by Adam Thoman to adjourn at 8:00PM All in favor.

Submitted by:

Starr I. Phillips, Secretary
Addison Planning Commission