

Shoreham Planning Commission Meeting Minutes
September 25th, 2023 at 7 p.m. DRAFT

Attendees: Carrie Marini, Deb Pinkerton, Linda Larrabee, Tim Steady

Guest attendees: Robin Conway-Zoning Administrator

Tim S. opened the meeting at 7:05 pm.

This Special Meeting is purposed to correlating VT State's Unified Development Regulations to Shoreham's Zoning Bylaws while discerning possible areas for amendment.

At **Article II Section 2.101, the Agricultural District**: the Density of the Agricultural District. Density is currently at One Unit per 25-acre Parcel in the Agricultural District. Discussion involving if this ought to be increased. Linda L. motioned, Deb. P. seconded, all agreed to increase Allowable Density to Three Units per 25- acre parcel and decrease Minimum Frontage to 200'. This is in keeping with the Low Density Residential (LDR) District.

Discussion moved to **Article IV Section 4.310, Farm Labor Housing**: All agreed to remove point B6: Single Family Agricultural Dwellings. Lot area minimum stays at 25 interior acres. Density was increased to Three Units/ parcel and Road Frontage Minimum decreased to 200'.

Discussion at **Article II, Section 2.103, Medium Density Residential (MDR)**: Linda L. offered that we need consider if this district should be expanded to "Five Mile Point" in the Town and possibly Land south of Torrey Island to bring some Parcels out of non-conformity. All agreed not to expand but to allow Density of One Unit per Parcel with No Allowance for Secondary Units. Remaining MDR Specifications are left as is.

Discussion ensued with **Article II, Section 2.106 Village Park District** Point A at 4:1.3.4: Carrie M. offered we need consider these points for VPD expansion: Signage/ Trailheads undisturbed woodland through Main Street's Meadow enhancing Vista/Accessibility of Woods/ Floodplains. Motion was made to accept the VPD as it stands. Meeting no second, discussion proceeded to remove, at A, line 2, a Type-O of the letters "gr" inserted before the word, "residents". At C 2, after some discussion, all agreed the existing VAST trail to the Service Station from the VPD should be allowed, but to retain the remainder of the Non-motorized Outdoor Recreation area.

Deb P. motioned to adjourn, and Linda L. seconded. The meeting ended at 9:26 PM.

Next meeting is 7:00 PM, Monday, October 2nd, 2023 – Zoom & in person.

Respectfully submitted, September 27th
Carrie Marini