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Material reviewed at this meeting: Part 2

Material to be reviewed at the next meeting: Continuing review of Part 2

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## **GENERAL DISCUSSION**

The PC discussed changes to the flood hazard regulations generally. There was a consensus that the town should not allow any further residential development in the floodplain.

## **NOTES BY SECTION**

### CHAPTER 210. BASE ZONING DISTRICTS

**Section 2102. Town Center (TC) District.** There was general discussion of whether the Town Center boundary should extend west to Paine Turnpike or whether that area was better suited for residential development. Terrain and natural constraints limit the opportunity for connections between the developed area around the mall to this undeveloped land. There may be limited opportunity for growth in the Town Center without including more undeveloped land. Is the goal to encourage greenfield development or infill/redevelopment of already developed and potentially underutilized land around the mall and hospital? The PC will consider these issues and come back to this discussion when looking at the Residential district. This may also be a good topic for public feedback.

**Subsection 2101.A Purpose.** Added an additional purpose statement related to redevelopment of obsolete buildings and response to changing market conditions/shopping patterns.

**Subsection 2101.B Permitted Uses.** Made fueling station, repair and service and laboratory or research facility conditional uses.

**Subsection 2101.C Conditional Uses.** Added uses listed above.

**Subsection 2101.D Dimensional Standards.** The PC reduced the minimum front setback to 10 feet (from the edge of the right-of-way) after a discussion of wanting to bring buildings closer to the street and sidewalk.

**Subsection 2101.E Walkability Standards.** The intro sentence was revised for clarity.

**Subsection 2101.F Greening Standards.** These standards will be removed from the district and incorporated into the site plan review standards in Part 3.

**Subsection 2101.F Architectural Standards.** The intro sentence was revised for clarity. There was discussion of whether Paragraphs 4 and 5 are needed in this district. PC will look at those two again once site plan standards in Part 3 have been reviewed.

**Section 2103. Commercial (COM) District.** The portion of this district along Route 12 will be extended east to Route 62 and north of I-89 to the Montpelier line.

**Subsection 2101.B Permitted Uses.** No changes made.

**Subsection 2101.C Conditional Uses.** No changes made.

**Subsection 2101.D Dimensional Standards.** No changes made.