**CITY OF VERGENNES**

**PLANNING COMMISSION MINUTES**

**PUBLIC HEARING ON AMENDMENTS TO THE ZONING AND SUBDIVISION REGULATIONS**

**MONDAY, MAY 3, 2021**

Members Present: Chair Shannon Haggett, Vice-Chair Mike Winslow, Danelle Birong, Carrie Macfarlane, Cheryl Brinkman, Kim Trombley, Tim Cook

Guests Present: Chris Lapierre, Chris Robinson, Peter Kahn

Present: Peter Garon – Zoning Administrator

Chair Shannon Haggett called the public hearing to order at 7:00 p.m. The meeting was held through ZOOM and recorded.

Chair Shannon Haggett read the warning and invited participation from attendees.

Peter Kahn provided comments in three areas:

* He suggested that it is confusing to have mention of density bonuses show up in the description of one district when it applies in all districts.
* He brought up the disparity in allowed heights between the High Density and Northern Gateway Districts. The 40-foot limit in the Northern Gateway may not be high enough to accommodate a three-story building, thereby limiting development. He thought that both districts should have a 60-foot limit.
* He discussed the coverage maximum for the two districts and thought that the Northern Gateway should be 80% as is the High Density.

Chris Lapierre asked about the proposed change to require charging stations in new garages. Cheryl Brinkman explained that although a 220 outlet was mentioned, that was only a suggestion. She noted that the proposal actually only required a normal outlet in new garages.

With no further testimony being offered, Chair Shannon Haggett closed the hearing at 7:18 pm.

Respectfully submitted,

Peter Garon, Clerk