

January 19, 2017

PC Members Present: Jean Vissering (Chair), Ray Stout, Jack Pauly, Mark Lane, Norman Hill, Jay Stewart, Kim Watson, Scott Hess

Others Present: Kristi Flynn (Recording Clerk), Eric Vorwald, Caitlin Corkins, Bob Morey, Kate Taylor, Amy Willis, Michelle McFadden

Call to order: 7:00pm

Changes to Agenda – None

Public Comment – None

East Montpelier Master Plan: Village Center Designation Program: Discussion with Richard Amore and Caitlin Corkins, Department of Housing and Community Development

Mr. Amore was unable to attend: Ms. Corkins gave a presentation on the Village Center Designation Program. As EM already has a Village Center Designation, this was a review of the rules and benefits:

- The statutory definition includes a boundary where incentives are used to revitalize a downtown or village
- Centered around commercial, civic center of town, not open space
- The LaPerle property is partly in the boundary area; boundary can be changed by requesting this of the Vermont Downtown Development Board
- Village Center Designation is good for 5 years, renewal date is 10/2018; Town Plan will need to be updated/approved
- Benefits:
 - Technical assistance – from Mr. Amore and Ms. Corkins
 - State grants priority – can receive a funding directory
 - State buildings priority – State may locate a state building in the village
 - Tax credits – encourages owners to revitalize the village (owner/lessee applies for credits)
 - Neighborhood development area – incentivizes new affordable housing in downtowns; located in a ¼ mile buffer around village center designation area
- Tax credits:
 - Reduces state income tax liability
 - A federal program gives a 20% credit for qualified rehabilitation of a building on the National Registry of Historic Places; must meet preservation standards
- State tax program:
 - Cap of \$2.2MM annually
 - Deadline for applying is July 1 each year
 - Property has to be in the village center designation boundary to qualify
 - Tiers:
 - 10% for rehab with approved federal application
 - 25% for façade repairs
 - 50% for tech improvements, such as data and network
 - 50% for code improvements, such as elevators and sprinklers
- What can owners do with the tax credits?
 - Carry forward for 9 years
 - Sell to bank or insurance company
 - Trade for cash, debt reduction, etc.
 - Non-profits are eligible, but municipalities and religious organizations are not
- State Historic Preservation Grants
 - 50/50 matching grants up to \$20,000
 - Awarded by the Advisory Council on Historic Preservation for bricks and mortar repair
 - Deadline is October each year and money is awarded in December
 - To qualify, building must be listed on the National Register and owned by a non-profit or municipality
- Strong Communities Newsletter – shares deadlines for grants, as well as success stories and ideas

East Montpelier Village Master Plan: Review Proposed Village Residential Zoning Standard (Lower Village Mixed Use, Upper Village Mixed Use, Medium Density Residential): Discussion with Eric Vorwald, CVRPC Senior Planner

Mr. Vorwald reviewed the buildout analysis with the PC. He used the following assumptions to come up with the maximum development in a given area:

- No additional zoning changes
- ¼ acre lots
- 80/20 residential/commercial split

- For residential lots, 70% is suitable for development
- Only included lots that could be further developed
- Assumed water/wastewater infrastructure
- Used existing property lines

Buildout Analysis

- Most of the new development is in the Medium Density and Village Residential subareas. The analysis came up with 240 new parcels in the village. The Chair noted a village plan around the fire station and wondered what can be developed around the River Corridor if a road extension is created from Village Acres.
- Lower Village: 41 residential, five non-residential
 - There are not a lot of options for non-residential. There was a discussion regarding ¼- versus ½-acre lots; Mr. Stout is in favor of ½-acre minimums. It is possible to write zoning regulations for ½-acre minimum with the option to go to ¼ acre.
- Upper Village: 35 residential, 10 non-residential
- Medium Density: 100 residential, zero non-residential
 - The area around the upper village is one area of new development and around the lower village there are sizable parcels along Quaker Hill Road that have development potential.
- Village Residential: 64 residential, zero non-residential
 - This area has a 1-acre minimum; the PC reviewed the potential development under the current regulations.

The PC noted that the buildout analysis seems reasonable for moving forward and the assumptions are accurate. Most of the ¼-acre development will probably take place outside of the lower and upper villages. For the LaPerle property, about eight (8) of the 48 acres are available for development.

Next steps: Mr. Vorwald will update the buildout numbers and provide an executive overview; he will look at a ½-acre analysis, which will be approximately half of what is showing now.

Reminder: Election Candidates Forms and Signpost Information

Signpost information and petitions are due on January 27, 2017.

Update on East Montpelier Old LaPerle Farm Property Committee

The committee has applied for a \$10,000 grant to use for planning and site use. They are currently struggling with the vision of what can be done on the property. The next meeting is the last Tuesday in February.

Review Minutes

January 5, 2016

Motion: I move to approve the minutes as amended. Made: Mr. Lane, second: Mr. Stout

Vote on Motion: Passed 7-0-1 (Hess abstained)

ZA Report/DRB Report

Nothing new to report.

Motion to Adjourn. Made: Mr. Hess, second: Mr. Lane. Passed unanimously. Meeting adjourned at 9:15 p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk