

March 2, 2017

PC Members Present: Jean Vissering (Chair), Julie Potter, Norman Hill, Scott Hess, Jack Pauly

Others Present: Kristi Flynn (Recording Clerk), Gene Troia, Carl Etnier, Kim Swasey, Bruce Howland, Cort Richardson

**Call to order:** 7:03pm

**Changes to Agenda** – RPC staffing update

**Public Comment** – None

**Central VT Regional Planning Commission's Energy Plan Municipal Survey: Continue Development of Survey Response with the East Montpelier Selectboard, Energy Committee and Conservation Fund Advisory Committee**

The CVRPC would like each group in town to submit a survey, even if the answers are the same. The CVRPC wants divergent opinions, but the town would prefer one voice. The Energy Committee will get together on Monday to complete their survey. The group talked about having a blanket statement regarding scale and individual versus commercial projects.

Survey questions:

Question #3 –

- Protected lands include town-owned properties, such as the town forest
- Want to include lands that we don't want developed
- Check the following boxes: elevation, lake shore buffers, slopes greater than 25%, protected lands

Question #4 –

Question regarding adding additional constraint layers

- No layers consider where people currently live; growth centers, town-identified villages
- Consider the following language: ridgelines are prominent features, easily identified and mapped, sensitive in terms of soils, wildlife habitat & movement, and aesthetics; should be known constraint

Questions #5 –

- Consider possible elevated to Known constraints
- Conservation Fund Advisory Committee believes ag soils should be elevated to Known
- Farmers should be able to put renewable energy projects on their land, i.e., organic farmer that needs a buffer
- PC would like to keep ag soils as Possible
- Protected Lands – elevate to Known
- Forest Block – keep as Possible

**Motion: move to not check Vermont Conservation Design Forest Blocks, in order to keep as Possible constraint.** Made: Mr. Hess, second: Mr. Hill

**Vote on Motion:** Passed 3-2

- Keep hydric soils and Act 250 mitigation parcel as Possible

Question #6 –

- Regarding preferred sites suitable to renewable energy projects, check the following:
  - Industrial parks
  - Decommissioned landfills

Question #7 –

- This question pertains to proximity to transmission lines
- The group felt that transmission lines should have referred to 3-phase distribution lines instead
- Consider the following language: our general, over-riding principle = sites should be as close to 3-phase distribution lines as possible, avoiding undue impact on aesthetics and other resources we are trying to protect

**Motion: I move that the Chair and Mr. Hess fill out and submit the survey on behalf of the Planning Commission.** Made: Ms. Potter, second: Mr. Hill

**Vote on Motion:** Passed 5-0

**East Montpelier Master Plan: Review Draft 2017 Town Meeting Presentation Materials**

The PC suggested changing the title on the first page to "What Townspeople Want in our Village." The PC members would like to remove their phone numbers and add their e-mail address instead.

**Update on East Montpelier Old LaPerle Farm Property Committee**

The committee is applying for a planning grant and could use the funds to hire site planning/financial planning experts.

**Review Minutes**

February 16, 2017

**Motion: I move to approve the minutes as amended.** Made: Ms. Potter, second: Mr. Hess

**Vote on Motion:** Passed 5-0

**ZA Report**

Six permits in 2017

**DRB Report**

- Sketch plan on a 3-lot subdivision for John & Patty Connor – they are coming to the 3/14 DRB meeting for a final hearing
- Conceptual site plan – Woodbelly Pizza is planning a 10-12 seat pizzeria in the Watson coffee roaster building – there will be no residential space

**Other Business**

Ms. Potter noted that the CVRPC transportation planner passed away recently; Dan Currier is now the transportation planner. Pam DeAndrea will be taking over the GIS duties; she has lots of experience and lives in Calais.

**Motion to Adjourn.** Made: Mr. Hess, second: Mr. Hill. Passed unanimously. Meeting adjourned at 9:25 p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*