

March 5, 2015

PC Members Present: Jean Vissering (Chair), Norman Hill, Gene Troia, Julie Potter, Mark Lane, Kim Watson, Scott Hess, Jay Stewart

Others Present: Kristi Flynn (Recording Secretary)

Call to Order: 7:03pm

Changes to Agenda – None

Public Comment – None

Welcome New Planning Commission Member

The PC welcomes Jay Stewart to the commission. The Chair gave a review of the PC's process and works in progress.

Discussion on Annual Process of Election of Officers and Review of Rules of Procedure

The election of officers happens at the first meeting in April. The Rules of Procedure will also be reviewed at that meeting. Mr. Troia suggested adding some language regarding a standing committee for the Capital Improvement Plan. The Chair will talk to the ZA about where to put it in the document.

Review Proposed Zoning Regulation Amendments and Draft Report on Proposed Zoning Regulation Amendments

The PC decided to make all the changes up to now in one document to send to the SB, as opposed to breaking up the amendments.

Motion: I move to withdraw the previously-submitted zoning regulations amendments to the SB in 2014 and re-submit these changes along with the changes made in 2015 as one document. Made: Ms. Watson, second: Mr. Hill

Vote on Motion: Passed 8-0

Process – the Chair will send an e-mail to the SB withdrawing the previous amendment recommendations. The Chair will also contact Dan Currier at CVRPC regarding a new conservation overlay map, which would include high elevation areas, well-head protection areas and wetlands.

Discussion of Public Hearing Schedule for Proposed Zoning Regulation Amendments

The PC believes there is a 15-day warning requirement. The PC scheduled the public hearing for the first meeting in May, 5/7/15. Change the location of the hearing to the ESF, Emergency Services Facility (Fire Station). The PC will re-word the purpose statement and review changes at the next meeting.

Discussion of Revised Flood Hazard Map and Other Necessary Map Changes for Proposed Zoning Regulations Amendments

The PC reviewed a suggestion from Sacha Pealer for Article 9: Section 9.3(A)(3). The PC agreed to make the changes as suggested.

Motion: I move to make the change to Article 9, section 9.3(A)(3) as follows: under River Corridor - ...For regulatory purposes, the River Corridors are determined by the most current River Corridors mapped and published by the Vermont Agency of Natural Resources, beginning with the East Montpelier River Corridor dated 2/27/15, which are hereby adopted by reference. Where River Corridors are not mapped..."

Made: Mr. Troia, second: Mr. Hess

Vote on Motion: Passed 8-0

The PC now has the updated River Corridor map. The Chair will forward the link to the PC members and ask the ZA to post it to the town website.

Review List of Upcoming Items

The PC discussed adding the following to a list of items to review in the future:

- Review all zones – purpose and objective
 - Zone E – need better way to preserve forest/farmland
- LID – encourage Low Impact Development
- Prevent strip development
- Growth centers
- Create Village zone – master plan for the East Village
- PUD – consider increasing incentives

The PC will review the list to see which items need outside help, start grant applications and set priorities.

Report on Central VT Regional Planning Commission Regional Plan; Julie Potter, EM Representative

Ms. Potter sent the PC's comments from last meeting to the CVRPC. The TRORC will be presenting at CVRPC's meeting on 2/9 on how towns might use a future land use map. Ms. Potter is on the Housing Committee and hopes to help with the housing projections, such as taking conserved land out of the calculation.

Review Minutes

February 19 2015

Motion: I move to approve minutes as presented. Made: Ms. Watson, second: Mr. Lane

Vote on Motion: Passed 6-0-2 (2 abstained)

ZA Report/DRB Report

Nothing new to report

Motion to Adjourn. Made: Mr. Lane, second: Mr. Hess. Passed unanimously. Meeting adjourned at 9:00 p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary