

Minutes of the East Montpelier Planning Commission

APPROVED 4/5/12

March 15, 2012

PC Members Present: Rick Hopkins (Chair), Kim Watson, Scott Hess, Mark Lane, Tom Pierce

Others Present: Kristi Flynn (Recording Secretary), Julie Potter, Dina Bookmyer-Baker (Zoning Administrator)

Call to Order: 7:10pm

Public Comment: None

Changes to Agenda: None

Town Plan Discussion

PC reviewed draft proposed chapters to the town plan

Land Use & Zoning 2nd draft (Vissering)

- A good percentage of the village district is in Conservation Overlay Area S
- Consider an action that PC make wetland protection requirements clearer
- Change heading to “Plan Development to Protect Ag Land” – focus on the positive
- Discourage strip development – break up into 3 sections; take out or re-word details #1-7; add “PC should study applicable concepts that could be used”; include concepts without the requirements
- U-32 Growth Area – re-word paragraph; include North Montpelier
- Clarify Conservation Overlay Area – re-word the paragraph; PC doesn’t feel regulations are vague; maybe could be make clearer for applicants

Economic Development – tabled to 4/15 meeting

Scenic Resources – tabled to 4/15 meeting

Groundwater section – tabled to future meeting

Review of Minutes

February 16, 2012

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

Vote on Motion: Passed 5-0

March 1, 2012

Motion: I move to approve the minutes as presented. Made: Hess, second: Pierce

Vote on Motion: Passed 5-0

ZA Report

Goddard College sign – DRB decision appealed by Goldman to Environmental Court, who recommended mediation; the first mediation meeting went well; Goddard is considering moving the sign back 10 feet onto their property and adding internal directional signs for them and Goldman.

Clark – 4-lot subdivision; SB is encouraging shared accesses; town needs to decide which comes first, access permit or subdivision approval

Swenson – unpermitted yurt on Fair Road; ZA has contacted the Swensons

DRB Report

Upcoming hearing:

Hawkins 2-lot subdivision, continued from 2/21 meeting, needs access permit

Woodward & Utton – subdivision on Lyle Young Road; divided by probate court

Other Business

DRB – Lane and Santor need to decide if they would like to stay on the DRB

Educational Opportunity – VLCT seminar on 4/11 8:30-4:00; let ZA know if interested

SignPost article – deadline is 3/30; submit to Edie Miller

Next meeting Thursday, April 5, 2012

Motion to adjourn. Made by Ms. Watson; seconded by Mr. Lane. Passed unanimously. Meeting adjourned at 9:30p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary