

March 17, 2016

PC Members Present: Jean Vissering (Chair), Julie Potter, Scott Hess, Norm Hill, Ray Stout, Kim Watson, Mark Lane, Jay Stewart

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Clerk), Carl Etnier, Casey Northrup, Bob Morey, Steve Gilman, Mark Johnson, Frank Pratt, Zachary Sances

**Call to order:** 7:02pm

**Changes to Agenda** – None

**Public Comment** – Carl Etnier noted the Bike Walk Forum in Rutland on 4/1; Chair will bring up under Other Business

**East Montpelier Village Master Plan: Background Information and Discussion on Crystal Springs Water System/East Montpelier Fire District #1 with Steve Gilman, Bob Morey and Bruce Johnson**

Introductions were conducted by the Chair. The PC is trying to gather some information on issues within the village and water/Crystal Springs critical to the village's future options. PC's vision is stymied because of the limitation of the water supply. Steve Gilman and Bob Morey presented some history and background on the creation of the Fire District:

- 7 years ago, town was asked to take over the private system, Crystal Springs
- A group of interested persons got together to discuss the options
- The fire district, technically a non-profit municipality, was created because it had more flexibility and access to federal grants
- It is separate from the town, with their own bylaws and rules & regulations
- An engineering study was conducted, which incurred \$9700 in deferred debt
- One problem has been that the state is no longer providing assistance after offering to help
- The current water system is out of compliance but still has a state permit to operate
- Questions:
  - Boundaries were determined along property lines and had to include abutters
  - The risk of owning the system is low
    - The district would have access to more funds to repair/upgrade/maintain the system
    - Might have to find a new source of water
    - Moratorium on new hook-ups could be lifted
- Currently the state is not enforcing rules on the Crystal Springs owner so there is no incentive to sell
- Roles
  - ANR will always be in the picture to oversee water quality
    - Issues operating permit
  - Public Service Department would not be involved because they wouldn't oversee rates
    - Sets rates (15 connections = a public water supply)
- The water is generally healthy, it usually passes testing
  - Boil notices are sent out to users when pressure is low
- Fire protection is not a goal right now; there are existing fire hydrants on the system but they are not functional
- There is a regulation for minimum pressure but it is not enforced
- If the sale happened, the work that needs to be done would have to be approved by a majority of the users
- District may be eligible for grants and negative rate loans
- Last 2 meetings with Mr. Hedges were in 2014 and 2015
  - Parties are about \$300,000 apart (\$200,000 vs. \$500,000)
- Suggestion was made to contact Tony Klein
- Mark Johnson, a resident who works with RCAP Solutions, offered to help the town
  - Missing piece is an independent appraisal
  - His company could do a free income analysis

**Update on Public Service Board's Certificate of Public Good Proceedings on the BDE East Montpelier Lazar Solar, LLC Application for a 500kW Solar Array on the Cassani Property at the South Tend of East Montpelier Village**

At the last meeting, the PC did not agree with the developer's proposal and sent a letter to that effect to the PSB. Mr. Sances, an abutting landowner to the project, is not in favor of the project and is concerned with the size of the screening trees. He is also concerned with the ROW and the pole that appears to be on his property. The PC suggested that Mr. Sances contact the developer directly to voice his concerns. The PC reviewed the Chair's draft letter and suggested adding "...the PC continues to have these concerns" to the last sentence of the second paragraph.

**Motion: I move to approve sending the follow-up letter regarding the BDE East Montpelier Lazar Solar, LLC Application to the PSB.** Made: Ms. Potter, second: Ms. Watson

**Vote on Motion:** Passed 7-0-1; Mr. Stout abstained

**East Montpelier Village Master Plan: Discussion on Community Event Scheduled for July/August 2016**

The PC discussed what would happen at this public event:

- It could be simple, like an ice cream social at a regular meeting
- Invite speakers, like Dave Coburn
- Could include
  - History talk
  - River walk
  - Duck races
  - Parade

Subcommittee – Chair, Mr. Hess and Ms. Watson volunteered

- Event won't be planned too far in advance until there is more work to share with the public

**Discussion of Additional Planning & Zoning Issues for Future Study, Including: Solar Siting Standards, Conservation/Development Goals, Gallison Hill Growth Area, Zoning District Goals**

Ms. Watson agreed to create a table/timeline for looking at these issues, making sure to keep priorities in mind. The PC agreed the zoning district goals should be a top priority.

**Review & Discussion of PC Rules of Procedure, Including Election of Officers, in Preparation for Annual PC Organizational Meeting on April 7, 2016**

The PC reviewed the draft of changes and will hold the election of officers at the next meeting.

**Discussion of Potential EM SignPost Article for May/June Edition: Deadline for Submission is April 1, 2016**

Ms. Potter will draft an article on village planning for review, mentioning the public event being held in mid-July.

**Review Minutes**

March 3, 2016

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

**Vote on Motion:** Passed 8-0

**ZA Report**

Nothing new to report

**DRB Report**

- April meeting was postponed to May
- Andy Greenwald has been appointed by the SB to the DRB

**Other Business**

- Town Officers Education Conference – in Stowe in April
- VLCT's Planning & Zoning Forum – at Capital Plaza in April/May
- Bike Walk Summit – in Rutland on April 1 – Mr. Etnier thought it would be good for a PC member to attend as it pertains to making villages more bike and pedestrian friendly

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

*Respectfully submitted by Kristi Flynn, Recording Clerk*