

April 2, 2015

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

Call to Order: 7:00pm
Changes to Agenda – None
Public Comment - None

Election of PC Officers

Motion: I move to nominate the current slate of Officers (if they accept) to be reelected into their current positions. (Current officers accepted the request.) Made: Mr. Troia, second Mr. Pauly

Vote on Motion: Passed 8-0
(Kim late missed the vote)

Special Recognition

Jean thanked Julie and Norm for their hard work on the revisions and edits on the Land Use & Development Regulations (LUDR). Julie explained the work that she and Norm did on the regulations to edit, update and make the changes that the PC suggested during the last meeting.

Minor Edit to Final Draft to the East Montpelier Land Use & Development Regulations (LUDR)

Gene noted additional edits found during his review:

- o Pg. 40 Section 4.1.4(k).1 Fix typo. Make sentence use of ... to plural
- o Pg. 45 Section 5.4 B.1.(b) The development review board may not ...“ma”

Review of Mark-up of Proposed Changes to the East Montpelier Land Use & Development Regulations (LUDR); Review Draft 24 V.S.A §4441(c) Report on Proposed Changes:

- Julie read that the regulations allow for a short brief summary. Kim thought a brief summary would be an easier read.
- Decision made to keep a summary of all edits as page 2-6 of the report. Gene suggested starting the summary of changes on Page 2.
- Under Section A: The summary of changes by section would be best as bullets. Once as bullets Article 9 should be moved to the top as the first bullet to indicate its significance as a major change.
- Put the last paragraph on the location of copies of the LUDR and the website URL to the hearing notice.

Motion: I move to accept the Report on proposed changes and the discussed amendments discussed tonight. Made: Ms. Potter, Second: Mr. Hill

Vote on Motion: Passed 9-0

Review Revised Conservation Overlay Map: Discuss Warning for Newly Affected Properties

- Map reflects all changes as noted during the last meeting.
- Jean noted that special notices will be sent by the ZA for new lots that may be affected by the changes to this district. Specifically, those under the well head areas.

Review Revised EM Regulated Flood Hazard Area Map

- Julie noted that the map has an area in the key indicated as the 500 year flood (0.2% flood)
- She believes that we have nothing in the regulations that relates to this area on the map and suggests that it be removed from the map.
- Jean will check with Kim McKee and will recommend that Dan remove.

Discuss Preparation for Hearing May 7th at Town Office Building

- Jean suggested that the PC come early to retrofit the space to accommodate approximately 50 people.
- Kim and Julie will capture comments as done at previous hearings on poster board.

Motion: I move to approve the EM LUDR draft as of 4/2/2015 and the accompanying documents and maps with the amendments discussed on 4/2/2015. Made: Mr. Lane, Second: Mr. Hess

Vote on Motion: Passed 9-0

Discussion on Future of the Capital Improvement Committee (CIC): Standing Committee under the Selectboard or Continuing as a Sub-committee of the Planning Commission

- Gene indicated that the Capital Improvement Committee voted to write a letter to the Selectboard to appoint the CIC a standing committee appointed by the SB rather than a subcommittee of the PC.
- Members of the committee should consist of: the town treasure, 1 SB member, 1 PC member, 1 member at large and then the last member be one of the following - 2nd PC or SB or member at large.
- Recommend that the committee be under the SB rather than the PC.

Review PC Rules of Procedure

- Jean read the title corrections for the Secretary and Recording Clerk. She suggested that we use these for future discussions.
- Brief discussion on rules of hearings and conflict of interest. No changes suggested.

Motion: I move to accept the Rules of Procedures. Made: Mr. Troia, Second: Mr. Lane

Vote on Motion: Passed 9-0

Consideration of May 7th Meeting with Selectboard & Zoning Administrator to Discuss Future Planning Priorities: considerations of Additional Meeting with Other Groups

- SB cannot meet on May 16th so suggest we meet with them after the May 7th hearing to brainstorm on additional changes to the LUDR.
- PC agrees that time would work.
- Suggest that at our next meeting we go through the list of difficult priorities to present to the SB prior to that meeting.

Review Minutes

March 19, 2015; page 2 bullet change U-32 Growth area to Gallison Hill growth area. Last sentence - Add name of new director, Bonnie Waninger

Motion: I move to approve minutes as amended. Made: Ms. Potter, Second: Mr. Lane

Vote on Motion: Passed 9-0

ZA Report

2 new permits since last meeting

DRB Report

No report. No hearing scheduled.

Other Business

Congratulations to Mr. Pauly, appointed as the alternate to CVRPC.

Motion to Adjourn. Made: Mr. Troia, second: Mr. Lane. Passed unanimously. Meeting adjourned at 8:58 p.m.

Respectfully submitted by Kim Watson, Secretary