

April 6, 2017

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Clerk), Gene Troia

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

**Changes to Agenda** – report on the Capital Improvement Committee (Kim Watson)

**Public Comment** – None

**East Montpelier Village Master Plan: Review Draft Chapter 6: Actions and Implementations**

The PC reviewed the draft of Chapter 6 of the East Montpelier Village Master Plan, which is on the town's website. Following are the discussion points:

- Introduction: no comments
- Action 1: no comments
- Action 2: no comments
- Action 3:
  - Line 21 – capitalize Town's
  - Capital Improvement Committee (CIC) doesn't promote special projects, for identified and approved projects, the CIC will put them into the plan
  - Change to Capital Planning Budget
- Action 4:
  - Same changes to Responsibilities as Action 3 regarding CIC
  - Line 7 – remove sentence starting "This may..."
  - Line 8 – change to "...if the Town makes an investment in a water system..."
- Action 5:
  - Reference Old LaPerle property as having septic capacity
  - Same changes to Responsibilities as Action 3 regarding CIC
- Action 6: no comments
- Action 7:
  - Because VTrans is the biggest impediment to economic growth at the moment, Ms. Potter will draft some language regarding encouraging collaboration
  - Line 14 – typo, should be "through"
- Action 8:
  - Line 19 – change to "...credits for available..."
  - The zoning regulations make it nearly impossible to build in the River Corridor unless you are in the Village Center Designation area; look into expanding the Designation boundaries; Ms. Potter will draft some language
- Action 9:
  - Line 35 – change to "...way to preserve..."
- Action 10:
  - Line 28 – capitalize Town
  - Expand definition of responsibilities of the DRB
  - Change the name to "Old LaPerle Farm Property Committee"
- Action 11:
  - The new light should help with traffic calming
- Action 12:
  - Goal 6 (line 18) – unless not feasible, include reference to shared parking, shared driveway/access
- Action 13:
  - Include reference to new Park N Ride
- Action 14:
  - PC is trying to limit commercial projects; include language mentioning benefitting on-site use or scaled for on-site energy demand

**Election of Officers: Chairperson, Vice Chairperson, Corresponding Secretary**

The Vice Chair noted that the current officers are willing to serve another year. Mr. Hill stated that he would like a change.

**Motion: I nominate Ray Stout for Chairperson.** Made: Mr. Hill, second: Ms. Watson

Discussion ensued and the motion was tabled.

**Motion: I move to table the election until the next meeting on April 20, 2017.** Made: Mr. Hess, second: Ms. Watson

**Vote on Motion:** Passed 6-0

**Review and Approve Planning Commission Rules of Procedure and Ethics**

**Motion: I move to re-adopt the Planning Commission Rules of Procedure and Ethics.** Made: Ms. Watson, second: Mr. Lane

**Vote on Motion:** Passed 6-0

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

Tabled to a future meeting.

**Review Minutes**

March 16, 2017

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

**Vote on Motion:** Passed 6-0

**ZA Report**

Ten new permits in 2017

**DRB Report**

Approved Connor's 3-lot subdivision on Towne Hill Road

Reviewed sketch plan of Thornton 2-lot subdivision

**Other Business**

- Capital Improvement Committee Update by Ms. Watson:
  - Working on the 2018 plan for capital improvements
  - Identified potential projects, came from the Village Committee
  - Sending out letters to all committees on upcoming needs
    - Must provide cost and ownership
  - Will send out a note on Front Porch Forum
  - Regarding the budget, the money used to purchase the Old LaPerle property was taken from the reserve fund; the committee will ask the SB to evaluate increasing the amount going back into the reserve fund
- At the SB meeting on Monday, they approved the Conservation Fund Advisory Committee's revised procedures
- Wrightsville Dam is up for federal permit renewal; PC doesn't have to do anything; there is no interest on the PC for getting involved
- The town received a certificate notice regarding BDE Lazar Solar; no action is necessary
- Next PC meeting (4/20/17):
  - Town Plan was adopted in 2013 and it needs re-adoption in 2018
    - The CVRPC will review it for weaknesses and bring suggestions to the meeting
  - Mr. Vorwald will review the revised buildout analysis

**Motion to Adjourn.** Made: Mr. Lane, second: Mr. Hill. Passed unanimously. Meeting adjourned at 8:41 p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*