

April 7, 2016

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Clerk), Carl Etnier, Bob Morey, Zach Sullivan, Rick Hopkins, Eric Vorwald, Louise Frazier

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

**Changes to Agenda** – None

**Public Comment** – None

**East Montpelier Village Master Plan: Discussion on Village Wastewater Efforts to Date with Rick Hopkins, 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 wastewater is a very important factor in the village's future options. The next PC meeting regarding wastewater is May 5<sup>th</sup>. Bob Morey and Rick Hopkins presented some history and background on the creation of the Wastewater Committee:

- The SB formed the committee in 2005 regarding the EM and NM villages
- The committee commissioned a study over the next 2 years, creating an RFP to engineering firms
- The study looked at alternatives to a central system and was done in 2008
  - Report was updated in 2009 with options of hooking up to Montpelier or Plainfield systems
- Study was based on failing systems and the PC looking at expansion in the village
  - There were less than a dozen failed systems at the time; not sure how many there are now
- State has a number of different options alongside the traditional and mound system
- Recommendation from report was Alternative 2 – manage and maintain existing systems
- Ms. Watson noted that a follow-up study should be done, especially because the state has now taken over
  - Might come up with the same recommendation
- Study included a buildout analysis
- PC recommended decreasing lot size from 1 acre to ¾ acre for the buildout analysis
- New committee for the Old LaPerle Farm is looking at possibility of a cluster system
- What additional information is needed?
  - More soil samples in the village
  - Fire District needs to resolve Crystal Springs issue
  - Technology is out there to do what is needed if you have the money
- LaPerle Farm property has a capacity of 24-27 bedrooms, based on the study done by EMSLI
- PC can look at increasing density by changing minimum lot size to ½ acre
- Guidance Document for Communities – good reading material for the PC
- May 5<sup>th</sup> meeting – representative from Stone Environmental will be in attendance
- Eric Vorwald noted that the PC should be open to non-soil remediation being used in the village
  - Depends on the town's vision for the future
- STEP systems – more cost-effective; think about designing systems that are expandable

**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**

The PC received a response to the last letter. The PC discussed sending another letter re-iterating the point on orderly development, as they are in the process of looking for wastewater in the village.

**Motion: I move that the Chair draft another letter to the PSB that the project interferes with the town's orderly development, also include the sewer importance.** Made: Mr. Hill, second: Ms. Watson

**Vote on Motion:** Passed 5-3; Mr. Stout abstained

**Election of Officers: Chair, Vice-Chair, Corresponding Secretary**

**Motion: I move to nominate Jean Vissering for Chair, Julie Potter for Vice-Chair and Kim Watson for Corresponding Secretary.** Made: Mr. Hess, second: Mr. Hill

**Vote on Motion:** Passed 9-0

**Review Draft revisions to Planning Commission's Rules of Procedure**

The PC discussed the meaning of quorum and whether all parties need to agree if only 5 members are present. Mr. Hill will look at the statutes regarding quorum and executive session.

**Committee Reports**

**Capital Improvement Committee (Kim Watson)**

Goals for this year

- Review and refine budget
- Solicit any groups with future expenses
- Set paving budgets – looking at grants for paving

**Old LaPerle Farm Committee (Ray Stout)**

- There are 7 members and they have had 2 meetings
- Septic capacity based on EMSLI project; didn't survey the entire property
- House is in very rough shape, would take a lot of work to restore
- Looking at mixed uses – public green space and residential, senior housing

**Review Minutes**

March 17, 2016

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

**Vote on Motion:** Passed 9-0

**ZA Report**

7 new permits since last report

**DRB Report**

- Nothing new to report

**Motion to Adjourn.** Made: Mr. Lane, second: Mr. Stout. Passed unanimously. Meeting adjourned at 9:10 p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*