

April 16, 2015

PC Members Present: Jean Vissering (Chair), Kim Watson, Scott Hess, Norman Hill, Julie Potter, Jay Stewart

Call to Order: 7:03pm

Changes to Agenda – None

Public Comment - None

**Preparation for May 7, 2015 Public Hearing on Proposed Amendments to the East Montpelier Land Use & Development Regulations**

The PC discussed advertising:

- A flyer will be distributed by the town with every tax bill reminder
- Each week a different PC member will post something on Front Porch Forum: Scott (4/20), Jay (4/27), Jean (5/4)
- SignPost article is on the town website

Structure of the hearing:

- Start with Article 9 – if someone from the state can attend
- Move to groundwater withdrawal

PC will arrive at 6:30pm to set up the room.

**Discussion of Future Planning and Zoning Topics**

**PC will meet with SB and Zoning Administrator to Discuss Future Planning Priorities during the regular portion (after the hearing) of the May 7, 2015 meeting**

The PC received a list of possible topics to review before the meeting with the SB. It would be good to have an idea what is needed internally and externally to tackle each topic: sub-committee, consultant, other committee. Discussion topics:

- Zoning – how do we encourage clustering of new construction?
  - Look at Murray Hill – mixed residential, incentives
- We lack a vision – need to look at lot sizes
- Lack of affordable housing
- Can we hire a town planner consultant?
- Sewer options – 1) connect to Montpelier around U-32, 2) centralized septic in the village
- New map – show lots, conserved land, show what's not buildable
  - show growth areas over the last 10-20 years – see how/where growth has actually occurred
- Ms. Potter will get a quote from CVRPC on a build out analysis – what would the town look like under the current regs
- Town has many large landowners – what happens to the land when they're gone
- Broad, conceptual discussion
- Options for development in Village/Gallison Hill area
- Need a plan for housing/affordable housing for the next Town Plan
- North Montpelier as a potential growth center

**Review Minutes**

April 2, 2015;

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

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

**ZA Report / DRB Report**

No report. No hearing scheduled.

**Other Business**

Central Vermont Regional Planning Commission (CVRPC) training – putting new training modules together: Basic Planning & Zoning and Shared Services (i.e., emergency, ZA, treasurer)

UVM – Town Officials Education Conference – 1 each in Burlington, Fairlee and Killington; cost is \$65 (reimbursable)

Vermont League of Cities and Towns (VLCT) Planning and Zoning Forum – coming up in June at the Capitol Plaza

**Motion to Adjourn.** Made: Mr. Hess, second: Ms. Watson. Passed unanimously. Meeting adjourned at 8:45 p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*