

April 17, 2014

PC Members Present: Jean Vissering (Acting Vice Chair), Julie Potter, Norman Hill, Kim Watson, Gene Troia, Rob Halpert, Jack Pauly

Others Present: Kristi Flynn (Recording Secretary)

Call to Order: 7:01pm

Public Comment: None

Additions to the Agenda: DRB issue – woodworking sales and fabrication – allowed uses?

Continued Development of New Flood Hazard Regulations with River Corridor Protection

- Kim McKee of CVRPC will be sending out enhanced version draft next week.
- Seems to be some interest in town regarding the issue of fill in the River Corridor
- PC can do something different within the Village Designation Zone – ask Kim McKee about the options
- PC members should review the Conservation Overlay
- There was discussion regarding flood insurance; the PC doesn't have control over insurance issues but does have options on what to regulate
- Discussion regarding process of applying for a variance; already in the regulations but ask Kim McKee regarding Section 9.9 and FEMA standards

Discussion on Possible Future Revisions to Zoning Regulations

PC agreed to focus on flood hazard regulations at this time. They will come back to the Conservation Overlay once the flood regulations are done; need a map for the Conservation Overlay. The Acting Chair will contact Dan Currier regarding new maps. The PC had a discussion regarding getting the “easy” changes done now or waiting until the flood regulations are done. The PC decided to move the process forward and tentatively schedule a public hearing for 3rd Thursday in May. Ms. Potter will send all revised draft chapters to the ZA.

Review of Planning Commission Rules of Procedure and Ethics

Revisions:

- Article 1.3 – remove ‘applicants & IP, and...’
- Article 3.2 – remove ‘and shall appear...under consideration’
- Article 3.5/3.6 – see changes to duties of Secretary and Recording Clerk
- Article 5.1 – change Recording Sec to Zoning Admin; add after telephone ‘or other available electronic device’
- Article 5.5 – remove reference to Deliberative Session
- Article 6.2 – remove article, instead reference town’s Conflict of Interest Ordinance – suggested language: “Commission members shall comply with the Town of East Montpelier’s Conflict of Interest Ordinance.”
- Article 6.3 – remove article
- Article 7.1.5 – remove IP, change ‘evidence or testimony’ to ‘information’
- Article 7.1.8 – remove ‘testimony’, change to ‘comments that are...’
- Article 7.2 – remove article
- Article 9.1 – remove article

Recording Secretary will make changes and forward to the PC.

Review Minutes

March 20, 2014

Motion: I move to approve minutes as written. Made: Ms. Watson, second: Mr. Hill

Vote on Motion: Passed 5-0-2; Halpert & Pauly abstained

April 3, 2014

Motion: I move to approve minutes as written. Made: Mr. Troia, second: Mr. Halpert

Vote on Motion: Passed 7-0

ZA Report

18 permits for 2014

Discussion ensued regarding Harper issue coming to DRB on 5/6. The proposal is for a woodworking shop on Rte. 2 beside Plainfield Hardware; there will be a retail shop and manufacturing but there is no provision in Zone A for manufacturing. The PC needs more information on what is proposed before forming an opinion. The Acting Chair volunteered to attend the 5/6 DRB meeting for Ms. Watson, who will be unable to attend.

DRB Report

April 15th - Faulkner/Guion waiver request was approved for an addition to a non-conforming garage

Motion to Adjourn. Made: Mr. Troia, second: Ms. Potter. Passed unanimously. Meeting adjourned at 9:20 p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary