

April 20, 2017

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

Others Present: Kristi Flynn (Recording Clerk), Eric Vorwald, Ginny Burley

Call to order: 7:01pm

Changes to Agenda – None

Public Comment – Mr. Hess noted the PC's sadness at the passing of Dave Coburn and deep appreciation for all his help in the town.

East Montpelier Village Master Plan: Draft EM Village Master Plan Appendix C: Final Buildout Report, Presentation by Eric Vorwald, CVRPC Senior Planner

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

- Buildout analysis done for minimum lot sizes of ¼ & ½ acres
- Identified constraints, such as wetlands and flood plains
- 1200 total acres in the village area; 600 acres are constrained; 600 remaining acres include existing development
- Page C-4, table 1: under existing regulations, there are 43 possible new properties
- Page C-5, table 2: with ½-acre minimum, there are 187 new parcels; table 3: with ¼-acre, there are 268 new parcels
- This is based on a full buildout and an unknown timeline
- Page C-6, table 4 shows 258 existing structures and table 5 has 215 new parcels with ½-acre minimums
- ¼ versus ½-acre is not an overwhelming difference; hard to go with ¼ acres without the infrastructure
- Page C-8, table 7 shows % of new parcels in each subarea
- The accompanying maps show what is possible in the village
- Summary: ½-acre minimum is a good choice and will allow the PC to implement the vision for the village
- Use Value Appraisal Parcels = parcels in current use
- Environmental Constraints = conserved/land trust land
- Village Residential subarea does not change under the scenarios because it keeps the 1-acre minimum
- Discuss at 5/4 meeting: Acknowledgments, Chapters 1-3, and Appendix A
- Discuss at 5/16 meeting: Chapter 4 and Appendix B

2018 East Montpelier Town Plan Update: CVRPC Review with Recommendations and New Requirements: Discussion with Eric Vorwald, CVRPC Senior Planner

The current Town Plan expires in 2018 and needs to be revised or updated. Ms. Potter asked Mr. Vorwald to review the document and give some suggestions. From the summary analysis:

- I. Town Plan is in good shape, not too many statutory changes need to be made
 - a. Energy updates will be done through the Town's Energy Committee
 - b. Add the following language: "we will continue to maintain our Village Center Designation"
- II. Plan Implementation
 - a. As a quasi-regulatory document, push for implementable plans: include specific actions, groups responsible, timeline and cost
 - b. Look at what can be done over the lifetime of the plan, which is now 8 years with a review after 4 years
 - c. Ms. Vissering requested samples of implementation plans
- III. Help
 - a. Services provided by CVRPC, including any training needs
 - b. Town is well-represented by Ms. Potter as representative of the CVRPC

Strengths of the Plan:

- Encouraging development in the Village
- Commitment to agricultural business
- Acknowledgement of need for infrastructure
- Protection of water resources
- Base for energy/resources
- Continued support of alternative transportation

Weaknesses:

- Need to define "significant, important and outstanding" historic/natural features; can be extremely specific, if warranted
- Review inventory of Historical Society
- Define what we're protecting and why

Weaknesses – cont'd

- Plan doesn't encourage accessory dwellings, as secondary to the primary dwelling
- State is making a push for this related to affordable housing
- Be more specific in protection of water resources; include language from the changes made to the zoning regulations
- Include unemployment data in Economic Development section
- PC noted that no good data currently exists at the small town level
- Discuss opportunities for adult education, adult meaning non-traditional students
- Point out specific programs in the region; can include online opportunities

Opportunities:

- Flood resiliency must be addressed; address/mitigate vulnerabilities
 - This was done with the Hazard Mitigation Plan, which must be re-adopted in March 2018
 - Reference this in the Town Plan so as not to duplicate work
- Renewable energy siting encourage/discouraged
 - CVRPC is working with the EM Energy Committee to meet the standards by July 2017
- Make specific implementation plans over the 8-year time period
 - Consider having a section with a compilation of all of the implementable actions
- Consideration of forest integrity (Act 171) – look at important forest blocks and habitat connector areas to minimize fragmentation
 - Identify specific area, develop policies to protect them
 - CVRPC will have data available before January 2018
- Future land use map
 - Identify broad uses: agriculture, village, mixed use, residential, etc.
 - No regulations, just a vision of where you want to see specific uses
 - Examples: Waterbury, Waitsfield, Moretown, Williamstown

Overall Opinion:

- Town is in good shape
- Data should be updated, if possible; most has been received from CVRPC in the past
- Ms. Burley would like to see something related to health/health policy in the plan; she will review the plan to see where it might fit in

Discussion on Planning Commission Required Tasks for 2017-2018

Town Plan – expires 6/3/18

- For the timeline, Ms. Potter worked backwards to give SB time to review and hold public forums

Hazard Mitigation Plan – expires 3/1/18

- Ms. Potter will check with CVRPC for help on this

Village Center Designation – expires 10/28/18

- Discussion needed on boundary changes and the Old LaPerle Farm property

Election of Officers

Chairperson – Mr. Hill nominated Mr. Stout, who declined; Mr. Stout nominated Ms. Vissering

Vote on Motion: Passed 9-0

Vice Chairperson – Mr. Hess nominated Ms. Potter

Vote on Motion: Passed 9-0

Corresponding Secretary – Mr. Lane nominated Ms. Watson

Vote on Motion: Passed 9-0

Update on East Montpelier Old LaPerle Farm Property Committee

Mr. Stout noted that the committee has requested some time on the PC's 5/4 agenda. They are still working on the VHCB grant application, which will deal with site design and cost.

Review Minutes

April 6, 2017

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

Vote on Motion: Passed 9-0

ZA Report

Sixteen permits in 2017

DRB Report

Next meeting is 5/2 – Duane Wells coming with a 3-lot subdivision on East Hill Road

Other Business

Speed Limit in the Village

Mr. Stout looked into the speed limit issue and is interested in asking the SB to request a reduction in the speed limit to 25mph in the upper and lower villages. The SB must petition the state traffic board. Ms. Potter suggested adding language to the Village Master Plan that deals with traffic calming measures. The PC needs to understand what is happening with speed through the village. The sidewalk installation is pushed back to 2018 to coincide with the bridge replacement.

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

Respectfully submitted by Kristi Flynn, Recording Clerk