

May 4, 2017

PC Members Present: Jean Vissering (Chair), Julie Potter, Jay Stewart, Mark Lane, Kim Watson, Ray Stout, Jack Pauly (8:20pm)

Others Present: Kristi Flynn (Recording Clerk), Michelle McFadden, Ross Hazel, Seth Gardner

Call to order: 7:05pm

Changes to Agenda – Discussion for 6/15 public meeting

Public Comment – None

Discussion of 6/15 Public Meeting Preparation

Ms. McFadden noted that it is a good idea to have this after high school graduation and it would be great to coordinate with EMES for the September meeting. The June meeting, which will be held at the Fire Station, will get this issue on everyone's radar. As for the structure of the meeting, the PC is asking for comments on the draft plan; there will be a short presentation with refreshments; an ice cream social was suggested. Ms. McFadden suggested putting a notice on Front Porch Forum each week until the June meeting. Ms. Watson would like to see the PC lay out the goals and next steps at the meeting. The Chair noted that this plan is the bones of the zoning changes the PC would like to make.

East Montpelier Old LaPerle Farm Property Committee: Committee Chair Seth Gardner will provide an update on current planning for the Old LaPerle Farm property and will discuss coordination with PC to facilitate progress

Mr. Gardner noted that the old EMSLI plan was for 24 units; the new plan is now around 30 units for mixed housing (senior and affordable housing). The committee is not currently considering mixed use on the larger parcel, the focus is on housing. There was a discussion regarding PUD: under the current rules, a building with 24 units could be built on each acre. Single-family homes could be clustered. The committee is working on a grant with VHCB and are meeting with developers to see if plans are feasible. There was a discussion of public versus private money to fund the approximately \$6 million project. The town does not want to own the land at the end of this process; could put restrictions on it. The PC noted they are considering ½-acre minimums on that property but Mr. Gardner noted that septic capacity is a limiting factor.

East Montpelier Village Master Plan: PC Review of Draft EM Village Master Plan Chapters 1, 2, 3 and Appendix A

The PC reviewed chapters 1-3 and Appendix A of the East Montpelier Village Master Plan, which is on the town's website. Ms. McFadden stated that is a very well done, engaging and interesting document. She felt the Executive Summary would be a good place to start at the public meeting. The Chair will draft some language for a dedication on the inside cover to Dave Coburn as he wrote so much of chapter 3 and had a dedication to preserving the town's history. She will run it by Mrs. Coburn first. Following are the discussion points for each chapter:

Chapter 1:

- ❖ Page 1, line 25 – add "Adamant Co-op (tents)"
- ❖ Page 5, line 24 – replace "in the pipeline" with "underway"; include language on connecting the sidewalks
- ❖ Page 6, lines 4-5 – do we want to mention declining enrollment at the school?

Chapter 2:

- ❖ Page 7, line 13 – include approximate walking distance of 1 mile
- ❖ Page 8, line 19 – replace "find out: with "determine"; line 36 – change "on" to "of"
- ❖ Page 9, include posting on website (Section 2.3.2)
- ❖ Page 10, line 22 – change section reference to 2.3.4

Chapter 3:

- ❖ Page 12, line 31 – replace "to give" with "that gave"; enlarge pictures and move footnote to the bottom
- ❖ Page 13, line 15 – add "(now the city of Montpelier)"
- ❖ Page 16 – discussion regarding switching the order of sections 3.2.1 and 3.2.2; PC will get another opinion; line 7 – change to Norm's suggested language; lines 38-41 – replace "generally" at least twice

Appendix A:

- ❖ Looks good

Maps at the back of the document:

- ❖ PC agreed to keep the existing zoning and village planning areas maps, but remove the buildout analysis map (duplicated a couple maps earlier)

Assignments for the next meeting (5/18):

- ❖ Review chapters 4, 5, and 6 (chapter 4 is similar to Appendix B-2)
- ❖ Ms. Potter will add the draft traffic calming language

PC will review the Town Plan at the 6/1 meeting and assign sections to identify areas that need edits/updating

Update on Energy Planning Process with CVRPC

The Chair attended the kick-off meeting with CVRPC, though no one from the EM Energy Committee was there. She handed out a document on Energy Planning Standards. Mr. Vorwald at CVRPC has written a plan for EM, using the existing Energy section in the Town Plan as a starting point. This needs to become part of the new Town Plan in order to get preferred status in the eyes of the state.

Review Minutes

April 20, 2017

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

Vote on Motion: Passed 7-0

ZA Report

Two new permits; 18 permits in 2017

DRB Report

- ❖ Approved Duane Wells' 3-lot subdivision on Captain Kidd Road
- ❖ Sketch plan review – Susan Witham 2-lot subdivision on Bliss Road
- ❖ Ms. Watson shared the Village Master Plan with the DRB members

Other Business

Ms. Potter wondered if the PC would like her to ask kids at EMES to submit artwork and/or poems for the Town Plan; she will check with the school. The Chair will confirm that Deb Fillion can help with putting the Town Plan together.

Motion to Adjourn. Made: Mr. Lane, second: Ms. Watson. Passed unanimously. Meeting adjourned at 9:00 p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk