

May 18, 2017

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

Others Present: Kristi Flynn (Recording Clerk)

**Call to order:** 7:05pm

**Changes to Agenda** – None

**Public Comment** – None

**East Montpelier Village Master Plan: PC Review of Draft EM Village Master Plan Chapters 4, 5, 6 and Appendices B.1& B.2 and Executive Summary**

The PC reviewed chapters 4-6 and Appendix B of the East Montpelier Village Master Plan, which is on the town's website. The PC approved the draft dedication to Dave Coburn with minor revisions. The PC would like to add an additional paragraph in Acknowledgements to thank Ms. Potter as Project Manager and Ms. Vissering as Chair for their work on this document.

Executive Summary: okay as it is

Chapter 4:

- ❖ Page 18, line 8 – change to "ideally the village core should be a walkable 15 minutes from anywhere in the village"; line 6 – change "decided to focus" to "focused"
- ❖ Page 19, line 2 – remove the sentence that starts "As noted..."; line 14 – add "existing" before "zoning districts"
- ❖ Page 20, line 7 – add "a" before "crosswalk"; line 36 – consider re-writing
- ❖ Page 21, second paragraph – include reference to Sandy Pines centralized wastewater system, could have potential additional capacity; line 6 – add "to" before "safely" and add "effectively limiting the minimum lot size" to the end of the sentence; line 10 – change from "pipe" to "to build the infrastructure to connect"
- ❖ Page 21, line 37 – check on where the snowmobile trail connects in the village, Chair will ask Mr. Lane
- ❖ Page 22, line 14 – change to "would enhance the aesthetic appeal of the village"; line 28 – need to get source for the numbers; line 19 – add "originally"
- ❖ Page 23, line 2 – change to "100-year" from "1,000-year"; line 8 – remove "and excellent water quality; line 33 – combine with line 4 on page 24
- ❖ Page 24, line 9 – add "which have potential for new development under proposed zoning"; line 17 – add "with room for many more"

Chapter 5:

- ❖ Page 25 – change "People" throughout the chapter; line 20 – include "compatible with existing uses"
- ❖ Page 26 – PC is okay with Vision Statement as written
- ❖ Page 27, goal 6 – change "park to the side" to "park on the side"; line 8-9 – remove "/or" from "and/or"
- ❖ Page 32, line 12-13 – remove "are integrated with and"
- ❖ Page 33, line 7 – change "uses" to "land"; line 12 – change "will continue to be" to "are"; line 34 – add "Appendix C" after "buildout analysis"
- ❖ Page 34 – move lines 5-8 to Page 33, line 36

Chapter 6:

- ❖ This chapter has already been reviewed and there were no additional changes

Appendices B.1 & B.2

- ❖ There were no changes to these sections

**Review of Draft PC Working Schedule: June 2017 – December 2018**

The PC will assign sections in the Town Plan for each member to review and suggest updates. The assignments will happen at a future meeting. The 6/1 meeting will deal with the Hazard Mitigation Plan with the CVRPC.

**East Montpelier Master Plan: Preparation for June 15, 2017 Public Meeting**

The June meeting will occur from 7-8pm with a short presentation and time for questions and comments. This needs to be promoted on Front Porch Forum. The Chair noted that the PC has received e-mails from three residents in the village area concerned with the proposed zoning changes.

**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. Stout noted that the committee received pre-approval for the VHCBC grant. They met with Connor Constructing to discuss what can be done on the site. It was suggested that the town develop a site plan before looking for a developer. The committee next meets in July to discuss the next steps, particularly roads and infrastructure.

**Review Minutes**

May 4, 2017

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

**Vote on Motion:** Passed 5-0-1 (Hess abstained)

**ZA Report**

Four new permits

**DRB Report**

The next DRB meeting is June 6, where they will deal with the Ferrada and Witham subdivisions.

**Motion to Adjourn.** Made: Mr. Hill, second: Mr. Stout. Passed unanimously. Meeting adjourned at 8:45 p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*