

May 21, 2015

PC Members Present: Jean Vissering (Chair), Scott Hess, Norman Hill, Julie Potter, Mark Lane, Gene Troia, Jack Pauly

Others Present: Bruce Johnson (Zoning Administrator)

Call to Order: 7:00pm

Changes to Agenda – Capital Improvement Committee appointment; Regional Planning Commission update; SignPost article; vacation schedule

Public Comment - None

State Well-Head Protection Area Maps

This one will have blue dots as circle dots are out of favor. More updated maps exist but ZA is not sure if ANR is happy with them.

Review of May 7, 2015 Public Hearing on Proposed Amendments to the East Montpelier Land Use & Development Regulations; Discussion of Potential Changes to Proposed Amendments

- Overlay districts – well-head protection map is not all that useful
 - Options – 1 – Norwich zoning option – public water supply overlay district (Table 2.10)
 - 2 – Do nothing
 - 3 – Go back to aquifer protection map – too close to map for Fluvial Erosion Hazard maps
 - How can you have zoning without an overlay map?
- Table 2.6
 - Motion: I move to remove the well-head protection area from the proposed conservation overlay district.** Made: Ms. Potter, second: Mr. Hill
 - Vote on Motion:** Passed 7-0
- Section 4.7 – Withdrawal of Groundwater Resources – no changes
- Section 5.2 – Administrative Amendment – no changes
- Sections 5.4/5.5 – Site Plan Review/Conditional Use Review – minor formatting changes
- Section 6.1 – Applicability – no changes
- Section 7.4 – Certificate of Compliance – lengthy conversation about the pros and cons of keeping this section or dropping it
- Motion: I move to keep the language as written and forward to the SB.** Made: Mr. Hess, second: Mr. Lane
- Vote on Motion:** Passed 6-1
- Article 9 – Flood Hazard Regulations – PC reviewed comments by Rick Hopkins; no suggestions were accepted

Ms. Potter will make the changes and return the document to the PC for a vote on the whole document at a later date. The Chair will contact CVRPC for a revised conservation overlay map.

Review of Discussion with Selectboard of Future Planning and Zoning Topics; Discuss Priority Topics and Information Gathering (e.g. speakers)

Tabled to a future meeting

Review of SunCommon Application for Solar Project on Daggett Road; Legislative Update on Local Review of Solar Projects

The PC discussed the topic and no action was taken. The PC thought the project was well sited and didn't feel the need to comment.

Update on East Montpelier Village Sidewalk Project

Tabled to a future meeting

Review Minutes

April 16, 2015

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

Vote on Motion: Passed 7-0

May 7, 2015

Motion: I move to approve minutes as amended. Made: Mr. Troia, Second: Mr. Lane

Vote on Motion: Passed 7-0

ZA Report

PC discussed the ZA report

DRB Report

No report. Next hearing scheduled for June 2, 2015.

Other Business

SignPost article – PC reviewed and edited the potential article
Vacation schedule – PC agreed to take the month of August off

Motion to Adjourn. Made: Mr. Lane, second: Mr. Troia. Passed unanimously. Meeting adjourned at 9:17 p.m.

Respectfully submitted by Scott Hess