

June 4, 2015

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Dan Currier (Central Vermont Regional Planning Commission (CVRPC))

Call to order: 7:03pm

Changes to Agenda – None

Public Comment – None

Presentation on Build-out and Growth Trend Analyses – Dan Currier, GIS Manager for CVRPC

Topics of discussion

- 2 build out studies were done in the Village
 - Wastewater study in 2007-08
 - Village study in 2011
- Can look at zoning, parcels, current development, capacity
- Potential development – residential and non-residential/commercial
- Takes into account topography, flood plain (constraints) – wetlands and conserved land
- Suitability analysis – could look at developable land by degrees
- Questions –
 - How housing has grown over time – could also look at commercial growth
 - Once zoning was enacted, how did it impact growth
 - Where is capacity, where has growth occurred
- Census data at the neighborhood level
- Use analysis as a visualization tool
- Work through where villages should be
 - Town centers
 - How can villages grow – encourage growth
- Municipal Planning Grant (MPG) – could help pay for the analysis – maximum of \$15,000 for an 18-month period, may need to match funds – announcement of grants in August, due in September/October
 - Calais’ study cost \$7,000 (included video, 6 alternatives, analysis and 2 public hearings)
 - EM’s study might cost closer to \$10,000
- PC should consider hiring a consultant for helping with zoning language development
- Town-wide analysis first, then focus on specific areas in town
 - Can increase density, decrease lot size with sewer and water
- What other towns impact East Montpelier
- What specific items is PC interested in encouraging and protecting

Update on East Montpelier Village Sidewalk Project

Current plan doesn’t have anything in front of Dudley’s and the Post Office. Probably a dozen people cross the road daily to get to the Post Office. The cost of the sidewalk is \$500,000 and the road will include a bike lane. The road will also be narrowed as a traffic-calming measure. The cut-through by Peter Hill’s garage to Quaker Hill may be cut off by VTrans. The bridge replacement should be done in 2018 and the sidewalk project is slated for 2017.

Review Revised Amendments to the East Montpelier Land Use & Development Regulations; Discussion on Passage of Proposed Amendments to the Selectboard

- The PC reviewed the revised conservation overlay districts; the well-head protection areas were removed.
- Section 5.2(A)(4) – changed first ‘front setback’ to ‘original setback’

Motion: I move to accept the changes to the amendments to the zoning regulations pursuant to the public hearing and forward the final document to the SB. Made: Mr. Troia, second: Mr. Hill

Friendly amendment: to include the conservation overly map. Made: Ms. Potter, accepted by: Mr. Troia

Vote on Motion: Passed 7-0

Motion: I move to approve sending all the amendments to the zoning regulations to the SB. Made: Mr. Troia, second: Ms. Potter

Vote on Motion: Passed 7-0

The topic will be introduced at the 6/22 SB meeting; the Chair and Ms. Potter will attend.

Review Minutes

May 21, 2015

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

Vote on Motion: Passed 7-0

ZA Report

Nothing new to report.

DRB Report

- Richard Wiswall – Adaptive Resuse of Historic Barns
 - Wants to add an apartment to the barn (is already an existing apartment); it was approved by the State Floodplain manager and approved by the DRB
- Upcoming items:
 - Danforth/Geier subdivision – possibly
 - Humane Society – July
 - Shanley – nonconforming structure

Motion to Adjourn. Made: Mr. Troia, second: Mr. Hill. Passed unanimously. Meeting adjourned at 9:15 p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk