

Minutes of the East Montpelier Planning Commission

June 7, 2012

FINAL

PC Members Present: Rick Hopkins (Chair), Jean Vissering, Tom Pierce, Ken Santor, Mark Lane, Gene Troia, Kim Watson

Others Present: Dina Bookmyer-Baker (Zoning Administrator), Kristi Flynn (Recording Secretary)

Call to Order: 7:07pm

Public Comment: None

Changes to Agenda: None

ZA Report

There were 3 new permits since the last meeting. The ZA received an application for a 2-car garage and attached carport where the entire lot is in the conservation overlay aquifer protection area. ZA noted that there is no way to waive the requirement for a conditional use review and the PC agreed. The PC agreed to look at the issue of adding accessory structures to permitted uses in the conservation overlay area for the next regulation revisions.

Town Plan Discussion

PC reviewed draft proposed chapters to the town plan

Economic Development 2nd draft (Scott Hess)

- Add/delete some local businesses
- Change “Ordinance” to “Regulations”
- Good to go with changes

Finance (Don Welch)

- Homestead exemption – clarify and add to paragraph
- Road Inventory & Condition Survey – check on most recent
- Is EM Revolving Loan Fund still in existence?
- Action #7 – mention Farm Contract Study Committee
- Remove highlights and underlines

Social Services (Allen Ploof)

- Eliminate note regarding childcare services if author is comfortable with numbers
- Revise childcare paragraph
- Good to go with changes

Transportation (Tom Pierce and Jean Vissering)

- Add information on ancient roads
- Intersection traffic data on conflicts, particularly Towne Hill/Gallison – Pierce will research
- Collector roads – northern part of Center Rd not heavily used
- Residential roads – taking over private roads – policy may be developed before final Town Plan draft

Earth Resources (Rick Hopkins)

- Note – should get question answered before end of year
- Revise sentence regarding viable sources of sand a gravel
- Good to go with changes

Reality Check on Status of all Chapters

6/21 meeting – Housing (Troia)

Solid Waste and Wastewater (Watson)

Maybe 6/21 – Fire Protection / Ambulance (Audy)

Police & Disaster Planning (Audy)

Education (Colnes)

Need drafts – Recreation (Heinz & Richardson) – need 1st draft
Townspeople (Coburn)

Historic Resources (Coburn)
Forest Resources (Cate)
Agriculture (Chapell)

DRB Report

DRB approved subdivision for Riley/Foster Road LLC. Next meeting will be 6/19 if Clark PRD is ready.

Other Business

Application for a Certificate of Public Good – solar installation on Chickering Road; PC can comment as statutory party; panels will not meet setback requirements, but doesn't need to follow local zoning regulations

SignPost article – see draft that was sent to Edie Miller

Regional Forum Highlighting e-VT Communities handout

Public meeting co-sponsored by PC and SB on Thursday 9/13 at 7pm at EMES regarding groundwater mapping in town

July meetings – not 7/3, meet 7/12 and 7/19, then decide if 7/26 meeting warranted

Review of Minutes

May 17, 2012

Motion: I move to approve the minutes as amended. Made: Pierce, second: Vissering

Vote on Motion: Passed 7-0

Next meeting Thursday, June 21, 2012 at 7:00pm

Motion to adjourn. Made by Ms. Watson; seconded by Mr. Lane. Passed unanimously. Meeting adjourned at 9:30p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary

Approved 6/21/12