

June 16, 2016

PC Members Present: Jean Vissering (Chair), Julie Potter, Mark Lane, Norman Hill, Jay Stewart, Ray Stout

Others Present: Kristi Flynn (Recording Clerk), Louise Frazier, Sam Andersen, Rubin Bennett, Shaline Kirkpatrick-Bennett

**Call to order:** 7:04pm

**Changes to Agenda** – None

**Public Comment** – None

**East Montpelier Village Master Plan: Economic Development: Discussion with Sam Andersen, Executive Director of the Central VT Economic Development Corporation (CVEDC)**

Suggestions from Ms. Andersen, who is a resident of EM and suggested the business survey:

- What do businesses need and how can we support them
- Use the services of the new Executive Director
- The goal is to help the town reach its objective
- Return of 9 out of 37 surveys is in the normal range
- All business owners felt the location met their needs
- What do you want to see in the lower village; there is a serious void after Dudley's
- Derelict buildings – look at zoning, use carrots (historic tax credits) and sticks (inspection at owner's cost) as incentives to use/clean up the properties
- Businesses were not generally interested in sidewalks
- Water supply/wastewater is a huge issue – critical for services and commercial uses
- Infrastructure is important – check into potential grant opportunities through CVEDC and federal funds for infrastructure
- High speed internet was popular with businesses; topography is challenging and competition is key
- CVEDC has been working on getting high speed internet to underserved communities
- Some discrepancies on the parking issue – Ms. Andersen suggested calling the 9 businesses regarding their answers
- Sidewalks will become important as they will make the village more walkable
- Concentrate on the village center – combination of residences and light commercial business
- How do we attract light commercial business
  - Milk Fund, Road Pitch – helps start-up companies, similar to crowd-funding
- Be the kind of place small entrepreneurs want to live and work in
- Park N Ride – can be an asset to live and work here – 2,000 people travel from St. Johnsbury to Montpelier every day
- Water supply – Fire District is at an impasse with the owner
  - Ms. Andersen will talk with ANR regarding how the state can help with this issue
- The PC always comes back to infrastructure
  - Ms. Andersen will talk to Jamie Stewart (new Executive Director) regarding funding/using federal funds for infrastructure
- Housing is imperative – good schools can attract people but they need affordable housing
- The town should invest in the assessment of the Old LaPerle Farm property
- The PC needs to think about where mixed uses could be
- #12 on business survey – ask owners more about their responses, get more details
- Find the town's identity, a signature event, such as the Black Fly Festival in Adamant
  - Start small and leverage Front Porch Forum

**East Montpelier Village Master Plan: Update on September 10, 2016 "Rally for the Village"**

Update on potential activities for the day:

- Tour of old hangar building – bring people to the upper village
- Colin McCaffrey – music
- Doug Bragg – ice cream
- Rev Hatch – use of Old Brick Church
- Dave Coburn – walking tour

**Consideration of Request to Submit Letter Urging Expedited Resolution of the Public Service Board's Certificate of Public Good Proceedings for the BDE East Montpelier Lazar Solar, LLC Application for a 500kW Solar Array on the Cassani Property at the South End of East Montpelier Village**

The SB strongly supports the PC's position on this matter. Mr. Lazar has asked the PC to send a letter to the PSB encouraging them to make a decision.

**Motion: I move to deny the request from Mr. Lazar that the PC write a letter to the Public Service Board requesting an expedited decision.** Made: Mr. Hill, second: Ms. Potter

**Vote on Motion:** Passed 5-0; Mr. Stout abstained

**Update on East Montpelier Old Laperle Farm Property Committee**

Mr. Stout reported that the committee and the SB have agreed to invite Amy Macrellis from Stone Environmental to their upcoming meeting.

**Review Minutes**

June 2, 2016

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

**Vote on Motion:** Passed 6-0

**ZA Report**

3 new permits since last meeting

**DRB Report**

- Approve variance request for the Stouffer property to add a dormer to match the roof line

**Other Business**

- Regarding the newly-enacted Energy Siting Bill passed by the Legislature, it gives the towns more authority and the PC can do more planning. The CVRPC has already started work on updating the Regional Energy Plan and training will be available for member towns. The PC plans to contact the CVRPC early on in the process for help with Town Plan and zoning language.
- Members of the EM Trails Committee will be coming to a PC meeting in October

**Motion to Adjourn.** Made: Mr. Lane, second: Mr. Hill. Passed unanimously. Meeting adjourned at 8:50 p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*