

July 16, 2015

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

Others Present: Kristi Flynn (Recording Secretary), Bob Morey

**Call to order:** 7:03pm

**Changes to Agenda** – Add talk with Bob Morey regarding the Village

**Public Comment** – None

**Discussion on East Montpelier Village with Bob Morey**

History/background:

- Mr. Morey is on the Village Committee and the Fire District, was on the Wastewater Committee, and lives in the village
- The Chair noted that the PC is considering creating a village zone, to help create a sense of village
- The upcoming grant application will be specific to the village; plan to take a step further than the 2011 Village Study

Topics of discussion/concerns:

- Mr. Morey noted that the main problem is no wastewater in the village; hard to move forward with a plan until a solution is found
- \$25,000 was spent in 2007 for an engineering study, which made some recommendations; the report noted that a standalone system in the village would cost \$8 million
- A further study was done in 2008 to look at hooking in with Montpelier or Plainfield; nothing ever came of it; recommended several cluster systems
- Suggestion: start at the Gallison Hill growth center by connecting to Montpelier and work back to the village over time
- Lack of water/sewer is a roadblock for planning in the village
- Crystal Springs – 152 customers in 2008, 130 customers in 2010; system has numerous non-compliant issues
  - Selling price has been set at a firm \$500,000 by the owner
- Key question: where are the places suitable for sewer
- Recommendation: resurrect the Wastewater Committee and get the Sewage Officer involved
- PC reviewed the Wastewater Action List from the 2007 report
- PC plans to set up zoning so that it is ready when the water/sewer problems have been solved; plan where the town wants the village to be
- Discussion regarding building our own system; PC agreed it was cost-prohibitive

**Discussion on Potential FY2016 Municipal Planning Grant Application for East Montpelier Village Future Planning**

What is the PC interested in focusing on?

- Funding a special study building on the original village study and create a Master Plan
- Define boundaries of the village
- What kind of density/lot size
- PC discussed creating an Official (regulatory) Map, but agreed they could work on a community map that would be non-regulatory
  - Map would define future roads, parks, town office, etc.
- Wastewater project needs to be picked up where the 2008 study left off; 2 projects (MPG and wastewater) can be done concurrently
- Zoning – higher density on a shared system; can anticipate this in the planning
- Master Plan
  - Define village boundaries
  - Define buildable areas – septic and buildings
  - Uses to consider
  - Patterns of development
  - Encourage parking behind buildings
  - Plan for open space
  - Plan for density
  - Need topography maps and fieldwork

The PC reviewed the draft MPG application created by Ms. Potter. Some areas of discussion:

- Need to know if the residents are still interested; make an announcement/short presentation at Town Meeting
- Identify opportunities/potential needs – new Town Office, maybe build a new wing on the Fire Station
- How do you link the right bank and the left bank of the village
- Zoning is the end-product using the Master Plan as a tool

- What do we want the CVRPC to do for us?
- PC/Village Committee meet with consultants with maps
- Consultants come back with three concepts/options to take to the public

Suggestions for draft application:

- 1) Kick-off meeting
- 2) Define village goals, needs, constraints, including water/sewer
- 3) Consider village boundaries with alternate scenarios
- 4) Define uses, patterns, circulation, different models for different parts of the village
- 5) Refine village plan
- 6) Consider zoning options – neighborhood zones

The Chair and Ms. Potter will refine the draft and send to the CVRPC to review the grant application. The PC will review the application before turning over to the SB for approval.

#### **Discussion on Attendance at August 31, 2015 Selectboard Review of Proposed Zoning**

The Chair noted that it would be good for PC members to be there. A reminder will be sent out prior to the meeting.

#### **Discussion on Possible SignPost Article – Deadline of August 1st**

Mr. Hill will write up something on what the PC has been working on:

- Zoning amendments – river corridor
- Grant application for village planning

#### **Review Minutes**

July 2, 2015

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

**Vote on Motion:** Passed 4-0-1 (1 abstained)

#### **ZA Report**

2 new permits since last meeting

#### **DRB Report**

At the 7/7 meeting, the DRB approved the conditional use permit for Central VT Humane Society to expand their parking and move a light.

The 8/4 meeting includes a site visit to Shanley's property regarding a variance for replacing an existing, non-conforming garage.

**Motion to Adjourn.** Made: Ms. Potter, second: Mr. Hill. Passed unanimously. Meeting adjourned at 9:30 p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*