

August 4, 2016

PC Members Present: Jean Vissering (Chair), Julie Potter, Jay Stewart, Ray Stout, Jack Pauly, Scott Hess, Kim Watson, Norman Hill

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Clerk), Ginny Burley, Alison Friedkin

Call to order: 7:02pm

Changes to Agenda – None

Public Comment – None

East Montpelier Village Master Plan: Housing Discussion with Downstreet Housing and Community Development; Eileen Peltier, Executive Director and Alison Friedkin, Director of Real Estate Development

Ms. Peltier could not attend the meeting; Ms. Friedkin explained the various programs that Downstreet offers: rental and home ownership programs. Following are the discussion points:

- Downstreet generally targets the low income sector
- They do not provide financing but can provide down payment assistance for first-time buyers
- They get paid back when the house is sold; Downstreet receives a percentage of the proceeds (written in the deed)
- Mostly focused on multi-family housing as single-family housing is cost-prohibitive in many cases
- Multi-family means more than 20 units; 20-30 is the average
- This is possible in the village with a change in zoning
- All projects add to the Grand List
 - New project in Barre – their office is on the first floor, apartments above
 - Mixed use projects depend on the community need
- All projects which need sewer and water capabilities are challenging
 - School, grocery store, access to transportation are also important
- The role of Downstreet is developer, a connection between a community and funding sources; can help with the budgeting of sources
 - After receiving the money, they can help with bids for contractors and engineers
- Work with individuals, municipalities, other corporations
- Downstreet owns and manages its own properties in the portfolio: 500 units, 30+ buildings
 - EMSLI – Downstreet could own the property
 - LaPerle property – Downstreet could own a portion, the town or others could retain the remainder
- Two kinds of projects: portfolio projects and community projects, as part of a broader community plan
- Mission Statement – help to offer safe, affordable housing
- Villages need owner-occupied, rental and senior housing; Downstreet focuses on rental
- Some examples of on-site septic:
 - Warren – 18 units; site costs were significantly higher, though the land cost was affordable
 - Mobile home parks – most started on-site and some have been able to switch based on circumstances
 - Challenging but not a deal-breaker
- Housing is very important to energizing a small village, but it goes hand-in-hand with the other improvements
- Recession has impacted affordable housing overall
- All Downstreet buildings are tobacco-free or in the process of becoming tobacco-free
- As for what types of zoning help or hurt this process, it is better answered by a professional planner; Ms. Friedkin suggested checking with Mike Miller in Montpelier and Janet Shatney in Barre
- Zoning regulations need to be well-thought out in advance, allowing the right density, setbacks and height
 - They should complement the vision of the community
- Strong sense of community feeling – a beloved store or event
- Development takes time; focus on the original vision

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

- Fire Department not enthusiastic about providing lunch; the Chair contacted Bruce Chappell who is willing and enthusiastic
 - Becky Brown will provide a grill
- Need side dishes – check with Cate Farm for greens
- Need volunteers to move tables and chairs
- 10am-noon – talk at the hangar with games for the kids
- Noon-2pm – lunch on the green with Colin McCaffrey providing music
- An announcement will go out with the tax bill to all residents; put a notice on Front Porch Forum and in the SignPost
- Funds are available to purchase paper products for an estimated 50 people

East Montpelier Village Master Plan: Discussion on October 2016 Community Outreach Event

The PC needs to settle on a date so that the 'Save the Date' can go out with the tax bill. The PC chose 10/20 from 6-8pm. The setting will be informal with visual presentations to get feedback. Hopefully some school projects can also be presented. There was some discussion on the challenge of getting more people to attend. The PC will discuss proposed village zoning concepts at the 9/15 and 10/6 meetings.

The PC further discussed options for updating the Town Plan. The PC can write a new plan or re-adopt with minor edits. Ms. Burley requested that 'healthy community language' be included in the Town Plan and she would be happy to assist. The Town's Hazard Mitigation Plan also needs to be updated.

Update on East Montpelier Old Laperle Farm Property Committee

The next meeting will be August 8th or 9th with Amy Macrellis of Stone Environmental to discuss testing of the property.

Review Minutes

July 21, 2016

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

Vote on Motion: Passed 8-0

ZA Report

1 new permit since last meeting

DRB Report

- Approved Duane Wells' subdivision on East Hill Road
- Sketch plan review of subdivision for East Montpelier Acres LLC/Jason Cote-Wong
 - Discussion of road construction making it a minor versus major subdivision; the PC will look at the definitions
- Orchard Valley – DRB agreed to using an Administrative Amendment for the moving of the tipi

Other Business

- 10/10 – SB is hosting a Land Conservation Forum
 - Community discussion regarding the Conservation Fund
 - Setting priorities in town
 - Spend the funds on housing
 - Fund committee has criteria to review; SB would like a clearer set of criteria going forward
- PC should be involved with this conversation; which parcels should/could be conserved versus developed
- Lazar Solar – no decision by PSB yet

Motion to Adjourn. Made: Ms. Watson, second: Mr. Hess. Passed unanimously. Meeting adjourned at 9:25 p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk