

September 15, 2016

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

Others Present: Kristi Flynn (Recording Clerk), Eric Vorwald, Ginny Burley, Mike McCarty, Gabrielle Molina, Dan Cowan

**Call to order:** 7:01pm

**Changes to Agenda** – None

**Public Comment** – Ms. Molina offered her assistance if the town would like to conduct a Housing Needs Assessment (HNA)

**East Montpelier Village Master Plan: Review July 21, 2016 Open House Summary with Eric Vorwald, Senior Planner, Central Vermont Regional Planning Commission**

Mr. Vorwald reviewed his summary of the public forum:

- There were 18 responses, before, during and after the forum
- At the 6 stations (see the full summary for details):
  - Density – 3-5 units per acre was generally acceptable
  - Likes/dislikes – many duplicate answers, particularly for dislikes
  - Wants/Needs – again many consistent responses
  - Vision – a more compact village vision was preferred
  - Boundary – most people favored the larger boundary
  - 2011 study – most people agreed with the recommendations from the 2011 study except the Defined Boundary

**East Montpelier Village Master Plan: Discussion on Draft Village Boundaries and Associated Planning & Zoning Scenarios with Eric Vorwald, Senior Planner, Central Vermont Regional Planning Commission**

Mr. Vorwald presented a map with a draft village boundary based on the comments from the forum. He would like to know if the PC would like to consider adding two additional areas and removing one area. The areas to be added are the NW side of Vincent Flats Road to include the elementary school and a smaller area to the SE that includes two small lots. The area to be removed is in the river corridor and is not developable. The PC agreed to remove the undevelopable area and add the small area to the SE of the village. The PC suggested showing two versions of the boundary and using the Vincent Flats area as the option to include or exclude.

There are 4 sub districts in the village:

- Lower village – classic village
- Upper village – along Route 14
- Medium village – surrounds upper and lower
- Village residential – neighborhoods

The PC needs to review the draft Village District Definitions, but not for the next public forum. Setbacks, frontage and lot size need to be defined. Mr. Vorwald is introducing a maximum setback so that parking can be to the rear/side, it will give more of a village feel and it may have a calming effect on traffic.

Village District Definitions discussion:

- The greatest mix of uses will be in the upper and lower villages; will not exceed current uses
- Maximum height of 40' (= 4 floors)
- Upper village may have some additional uses: warehouse, light manufacturing
- Other towns to look at as models? Westford and Huntington are looking at form-based zoning
- There are no significant changes from the current zoning
- Upper/lower village setbacks – need minimum side setbacks
- The PC agreed with the uses and density of upper/lower villages
- There was a discussion regarding the Cassani lots and the solar project

Open House

- Find out if residents are comfortable with lot sizes in the different zones
- Do they agree with the boundaries?
- For medium density sub district, PC considered ½ acre lots instead of ¼ acre; also considered that ¼ acre would give current residents more flexibility/density

For the next meeting, Mr. Vorwald will bring in more refined information for the open house for the PC to review. Mr. Cowan asked about a sewer system in the master plan; the Chair noted that it is not now, but is something that needs to be looked at seriously. The elementary school is willing to host the Open House on the same night as their Open House; some classes are working on village projects.

**Conservation Planning: Discussion on Planning Commission Role in and Level of Participation at the October 10, 2016 East Montpelier Land Conservation Summit**

Ms. Potter will attend as representative from the PC; others are welcome to attend. The role of the PC should be:

- looking at where growth is possible/should be and encourage development in the identified areas
- part of the process earlier
- adding policies to the Town Plan after the Summit
- listening to concerns and opinions of the townspeople/SB

**Report on State Government Municipal Day: Jack Pauly**

Mr. Pauly attended 4 sessions and encouraged anyone with interest to attend the next offering as it was very informative.

**Update on Central VT Regional Planning Commission: Julie Potter**

Ms. Potter reported that the Regional Energy Plan is in the background currently. The RPC is talking about smaller topics, such as Forest Protection. “Forest integrity” will be a topic that may need to be addressed in a Town Plan completed after January 2018.

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

Nothing new to report.

**Review Minutes**

September 1, 2016

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

**Vote on Motion:** Passed 7-0

**ZA Report**

4 new permits since last meeting

**DRB Report**

- Next meeting scheduled for October 4, 2016

**Other Business**

- 9/19 SB meeting- busy meeting with talk of the sidewalk project and discussion with VHCB and a possible reconsideration of the Fairmont decision
- The rally went very well; thank you to the Chair and the members of the Commission for a job well done

**Motion to Adjourn.** Made: Mr. Stout, second: Mr. Lane. Passed unanimously. Meeting adjourned at 9:05 p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*