

September 17, 2015

PC Members Present: Julie Potter (Vice Chair), Norman Hill, Scott Hess, Gene Troia, Jay Stewart, Kim Watson, Mark Lane

Others Present: Kristi Flynn (Recording Secretary)

Call to order: 7:03pm

Changes to Agenda – None

Public Comment – Mr. Stewart was troubled by statements made at the last meeting regarding front setback requirements; the ZA noted that the DRB will have a busy meeting on 10/6

Review of Potential FY2016 Municipal Planning Grant (MPG) Application for East Montpelier Village Future Planning and Draft Transmittal Memo to Selectboard; Vote on Recommendation to Submit Application

The Vice Chair noted that the budget has increased a bit from the last draft to a more reasonable figure. The Master Plan would include the Winston/Silberberg property as a part of the village. The PC reviewed the memo to the SB requesting their approval of the grant application.

Motion: I move that the PC send the grant application to the SB with the Chair signing the application. Made: Mr. Hill, second: Mr. Lane

Vote on Motion: Passed 7-0

The PC agreed to send the memo along with the application as drafted.

Motion: I move to approve sending the memo to the SB as drafted. Made: Mr. Hess, second: Ms. Watson

Vote on Motion: Passed 7-0

Reminder of September 21st Selectboard Review of Proposed Zoning Amendments to Section 7.4 (Certificate of Compliance) & Article 9 (Flood Hazard Regulations); Discuss Attendance by Planning Commission Members

The Chair and Vice Chair cannot attend. Mr. Troia, Mr. Hill and Ms. Watson agreed to go. The SB may set a date for their public hearing. The Certificate of Compliance and Article 9 will be the subjects at the meeting. FEMA has noted that a Certificate of Compliance is not required but is strongly encouraged. The PC sees two options: 1) accept changes as written or 2) take the section out altogether.

Discussion on Potential Planning Commission Submission for EM SignPost November/December Issue (due October 1st); Selection of Topic and Author

The PC agreed to wait for the next issue; could then talk about possibly getting the MPG and SB passing the zoning amendments.

Discussion on Future Planning Commission Topics: PC Goals for Upcoming Months, Invitation to Peter Heitmann Regarding Gallison Hill Growth Area, Alternative Approaches for EM Village Future Planning if MPG Application Fails

PC Goals:

- Low impact density development
- Preventing strip development
- Village Master Plan
- *Reviewing all districts including setbacks – minimum lot size, frontage, setbacks, dimensional standards, uses

*Invite Peter Heitmann to a future meeting to make some public comments:

- Gallison Hill growth area discussion
- Review map of property

*Districts:

PC to invite past members of the PC who were involved in the original formation of the current districts to a PC meeting: Dave Hudson, Anne Sherman, Earle Ellingwood

- Insight into why districts were created
- Historical context
- Scott Hess volunteered to look for the original minutes

*priorities

Review Minutes

September 3, 2015

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

Vote on Motion: Passed 6-0-1 (1 abstained)

ZA Report

4 new permits since last meeting

Appeal by neighbor of ZA permit given to Duane Wells to construct an accessory dwelling; the appeal is on the DRB's 10/6 meeting

DRB Report

Nothing new to report.

Other Business

Training opportunities

- The Vice Chair wrote up a summary of the State Municipal Day sessions:
 - Act 250
 - Town Planning – from Department of Housing and Community Development – shorter, clearer is better; come up with top 5 issues and how to deal with them
 - EM's Town Plan doesn't focus on priorities; PC can do minimal work this time and re-adopt the 2013 plan
- October Planning and Zoning Forum by VLCT
 - DHCD is on the agenda
 - Should be in Montpelier and the town will cover the fee; contact the ZA if interested

Motion to Adjourn. Made: Mr. Troia, second: Mr. Hill. Passed unanimously. Meeting adjourned at 8:35 p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk