

September 19, 2013

PC Members Present: Rick Hopkins (Chair), Gene Troia, Jack Pauly, Mark Lane, Kim Watson

Others Present: None

Call to Order: 7:10pm

Public Comment: None

Additions to the Agenda: None

Discussion of Revisions to Zoning Regulations

PC discussed possible revisions to zoning regulations including these sections:

- 6.6 (A) – drop reference to section 1403 and revise to “chapter 17.”
- 7.8 (A)(1) – drop “DRB” and add “PC”
- Table 1.1 – under site plan approval – change text to “Conditional uses require site plan approval.”
- 3.13 (C) – make as 2 sentences as below:
- “In any district, junk, salvage materials and or 3 or more vehicles or portions thereof which are non-operating and not registered with the state, shall be stored in an enclosed area or in an area concealed from public roads and neighboring residential properties. Vehicles or materials used for farming or forestry operations are exempt.”
- 3.14 – PC agreed no changes need to be made to this section concerning setback waivers.
- 6.1 (B) – add new paragraph to exemptions:
- “(5) Two or more adjoining lots owned by the same entity can be merged through a boundary adjustment. All mergers must be issued a zoning permit in accordance with Section 7.3 and also be subject to plat recording requirements under Section 6.6.”

Review of Minutes

September 5, 2013

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

Vote on Motion: Passed 5-0

ZA Report

- Town plan approved by CVRPC (9/10).
- Village center renewal application submitted to the state on 9/18.
- Community forum about town web site (9/23).
- Fairmont Farm, solar array PSB proposal. PC agreed that, given the site location of the proposed solar project, a letter to PSB would be in order. Watson will prepare a letter noting the importance of solar array location with respect to minimizing visual impact to easterly views and how any inverter(s) and other associated equipment should be housed in an unobtrusive building.
- Shoreline stabilization proposal, North Montpelier Pond. Town has received application materials from DEC, Lakes and Ponds Program. Proposed project located in flood hazard area. DRB will need to review proposal and seek comment from DEC, Rivers Management Program.

DRB Report

Mr. Lane and Ms. Watson outlined items from 9/17/13 DRB meeting (Fontaine, Hill).

Next meeting is 10/3 at 7pm.

Motion to Adjourn. Made: Mr. Lane, second: Mr. Troia. Passed unanimously. Meeting adjourned at 8:48 p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary