

September 21, 2017

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

Others Present: Kristi Flynn (Recording Clerk), Bob Bisson, Nancy Bisson, Cort Richardson, Lindy Biggs

Call to order: 7:09pm

Changes to Agenda – Other business – storm water plan, traffic plan

Public Comment – None

East Montpelier 2018 Town Plan Update: Reports on Recommended Changes to the Following Sections of the Town Plan: Energy & Energy Conservation, Land Use Patterns and Zoning, Villages and Growth Areas, Housing, Agriculture, Wastewater Disposal, Appendices

Energy Committee Update – from Lindy Biggs

- Because of Act 174, if the town writes an Energy Plan and it is incorporated into the Town Plan, the town will get substantial deference in front of the Public Service Board, now the Public Utility Committee. There are four parts of the plan: efficiency, transportation, land use and siting. The Energy Committee has a draft of all four sections. The PC will incorporate some of the language in the Town Plan but also include the full documents as an attachment. The draft needs some fine tuning and the Energy Committee will work on the re-write of the sections.

Transportation – Ray Stout

- Page 56 – add traffic study of Gallison Hill/Towne Hill/Brazier Road
- Page 57 – Collector road information is available in the profile of the Village Master Plan; add language on traffic speed concerns
- Page 58 – add Park N Ride; include link to public transportation sites
- Page 60 – update budget figures; confirm Class 2, 3 and 4 roads; mention the bridge project; Regional Coordination section – Frank Pratt is the town representative

Land Use Patterns and Zoning – Jean Vissering

- Must include a future land use map – the PC agrees to include the village, industrial, conserved land, growth areas and rural residential, as well as the high elevation overlay and the Town Forest
- Page 94 – change ‘current’ to ‘existing’; change acreage figures
- Page 95 – change Conservation Area Overlay District; include Flood Hazard Mitigation; include a new section on Future Zoning Districts
- Goals/Actions – will be tweaked; think about putting policies in this section and the Energy section; look at Regional Plan for ideas
- Villages & Growth Areas – very redundant
- Maps – include existing districts/zoning; include proposed village plan map

Housing – Julie Potter

- Updated the following figures – housing stock data, household size, median price in the Cost & Affordability section
- New paragraph on Regional Housing Distribution Plan
- Goals/Actions – created new items: 4 goals and 6 actions

Agriculture – Jay Stewart – tabled

Wastewater Disposal – Ray Stout/Kim Watson

- Not too many updates are needed
- Include studies done on LaPerle Farm property
- Parts of the sections can be removed as it is old information

Appendices

- Think about what should be included/removed for discussion at the next meeting

October 5, 2017 Presentation of the East Montpelier Village Master Plan: Planning & Development of Public Notice

The PC agreed to put a notice on Front Porch Forum. The presentation will be a shorter version of the last presentation, just covering basic concepts and goals. The Chair will talk about applying for a grant to re-do the zoning regulations and districts. Refreshments will be provided: snacks – Mr. Stout, drinks – Mr. Lane

Update on East Montpelier Old LaPerle Farm Property Committee

At the 8/29 meeting, the committee considered a proposal on a feasibility study grant and discussed alternative wastewater options.

Review Minutes

September 7, 2017

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

Vote on Motion: Passed 5-0

ZA Report

Five new permits

DRB Report

Next meeting is October 3, 2017.

Other Business

- Mr. Hill reported on the Traffic Committee studying the intersection of Towne Hill/Garrison Hill/Brazier Road. They have come up with many ideas. So far they have counted cars and analyzed peak travel times.
- The Chair noted that a Kingsbury Branch storm water identification project is happening that is in need of volunteers; it would be good to have a PC representative.
- Winooski River Tactical Basin Plan – there is a public outreach meeting on 10/18 from 7-9pm at the Calais Town Hall

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

Respectfully submitted by Kristi Flynn, Recording Clerk