

October 1, 2015

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Peter Heitmann

Call to order: 7:02pm

Changes to Agenda – None

Public Comment – The ZA updated the PC: Jason Wong of Delair's Carpet Barn, has been buying properties from his grandparents along Route 2. The two commercial lots were filled in in order to be out of the flood zone, but the river corridor in the new Article 9 has been a part of Act 250 for over 10 years and the Cote/Wong property cannot be developed under Act 250. Mr. Wong would like the town to re-appraise the lots as non-buildable lots.

Discussion of Potential Gallison Hill Growth Area with Peter Heitmann

The PC had a general discussion with Mr. Heitmann regarding what can happen in the growth area surrounding U-32/Gallison Hill. Some suggestions/comments:

Mr. Heitman looking at higher density with trails in open space

- Sewer from Montpelier would help with higher density
 - What would Montpelier require for infrastructure?
 - Might depend on town or individual
- WCSU building – not sure if it's hitched up to the sewer; could have a mound system
- Trails – would like to connect to existing trails in town and at U-32
- Current zoning is 3 acres; PC can look at re-zoning the whole growth area
- Any development in the area is probably contingent on sewer hook-up
- Plainfield's zoning – ½ acre lot if on sewer, 1 acre if not; other towns have the same regulations
- Heitmann – currently there are two houses that are 75' apart, a garage and a shed on the 17-acre lot
- Suggestion – condos, residences, open space
- PC – suggest Mr. Heitmann check on the sewer possibility for hook-up with Montpelier

Plan for Future Discussions and People/Groups to Invite

The PC would like to speak with some former members of the PC to learn some historical context on why the districts were drawn up the way they were. The town's website has interactive maps to see all conserved land and agricultural land. The PC would like to meet with the former PC members sooner rather than later. They would like to hear historical context before tackling the Gallison Hill area zoning.

Summary of September 21st Selectboard Review of Proposed Zoning Amendments to Section 7.4 (Certificate of Compliance) & Article 9 (Flood Hazard Regulations); Discuss Estimated Timeline for Future Selectboard Action on Proposed Amendments

The ZA is opposed to the Certificate of Compliance. Article 9 can be moved along in the process. The SB set 11/18 as the date for the public hearing. A discussion of the amendments is on the SB's 10/5 agenda; Mr. Troia, Ms. Vissering and/or Ms. Potter will attend.

Update on FY2016 Municipal Planning Grant Application for East Montpelier Village Future Planning

The SB approved the application and it was submitted to the state.

CVRPC Report: Julie Potter

There were 3 patches to the 2008 Regional Plan; 2 passed and 1 (the future land use map) did not. The future land use map will be discussed at the next meeting. The CVRPC is also working on the 2016 regional plan.

Central Vermont Solid Waste Management District Upcoming Discussion Meetings: October 15, 2015

CVSWMD is responsible for providing disposal for waste streams. Currently independent haulers are handling this. The CVSWMD is looking for new ideas through public engagement. There is a meeting in East Montpelier on 10/15; Ms. Potter and Mr. Stewart have been invited to attend.

Reminder of VLCT Forum

The forum is 10/28 in Montpelier. The town will pay for PC members to attend; contact the TA if interested. Mr. Pauly and Mr. Hill expressed interest.

Review Minutes

September 17, 2015

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

Vote on Motion: Passed 7-0

ZA Report

3 new permits since last meeting

DRB Report

2 members of the DRB are not available for the 10/6 meeting. Mr. Hess may be available.

Motion to Adjourn. Made: Mr. Hill, second: Mr. Troia. Passed unanimously. Meeting adjourned at 8:45 p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk