

October 2, 2014

PC Members Present: Jean Vissering (Chair), Jack Pauly, Gene Troia, Mark Lane, Kim Watson, Scott Hess, Norman Hill, Julie Potter

Others Present: Kristi Flynn (Recording Secretary),

Call to Order: 7:00pm

Changes to Agenda – add Capital Improvement Committee report

Public Comment - None

Flood Hazard Area Regulations; Review of Public Forum and Next Steps

Reactions from the PC:

- Interesting to see how it affects businesses – keep that in mind
 - Most businesses are bound by the flood plain regulations already
- What we're asking is doable but possibly financially unreachable
- Most of our historic structures are in the flood plain
- North Montpelier Village – think about seeking village designation
- Surprised not more landowners attended the forum
- State may force towns to create these regulations – good to be proactive
- Request a table with Special Flood Hazard Area and River Corridor figures for public hearing

After the hearing, the PC can make changes; if changes are major, PC can consider another hearing. The PC agreed to move forward and set a date of 11/20 for the hearing; the Chair will check with the ZA on the warning timeframe. The PC will read over the 8/8/14 draft regulations (Article 9) one more time and be ready to discuss at the next meeting.

Consideration of an Administrative Amendment Procedure for DRB Approvals

Discussion ensued on having the DRB Chair involved with the ZA regarding amendments. Some on the PC would like the DRB Chair involved so that two people are looking at the proposed change; others were okay with no DRB Chair oversight because the decision is appealable to the DRB. The consensus was that the administrative amendment is a good idea, though more specifics are needed to help property owners; most PC members feel the DRB Chair or his designee should be involved in the process. The Chair will contact Mr. Halpert to re-write Proposal 1 with concurrence with the DRB Chair or his designee. This issue will be re-visited at the 11/6 meeting. Be sure to include date or version numbers on all documents.

Development of List and Timeline for Other Planning Commission Tasks, Including:

- Reconsideration of Ground Water Withdrawal Language
 - Paul Erlbaum offered to provide some figures; needs more research
 - Get back to SB by year end 2014
 - Re-visit at 10/16 meeting
- Reconsideration of Preliminary Development Review Concept and Language
 - All agreed that preliminary review is necessary but whose job is it?
 - Preliminary site plan – DRB (have currently)
 - Preliminary conditional use – DRB (will have with new regulations)
 - Preliminary review/no plan – PC (don't have currently) – deals with people who have a question on what they can do with their land; not a regulatory decision, can be recommended by the ZA
 - Do some research on what other towns our size do; check with VLCT
 - Get back to SB by year end 2014
 - Re-visit at 11/6 meeting
- Review of Conservation Overlay Districts
 - Tie it in with new Article 9, make sure they work together
 - Re-visit at 11/6 meeting; Chair will re-send last draft version
- Review of Hazard Mitigation Plan in Coordination with Flood Hazard Area Regulations
 - Should be reviewed annually
 - Make sure it is consistent with the new regulations
 - Ms. Watson volunteered to do a preliminary review
 - Re-visit at 12/4 meeting

Review Minutes

September 4, 2014

Motion: I move to approve minutes as presented. Made: Ms. Potter, second: Mr. Troia

Vote on Motion: Passed

September 18, 2014

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

Vote on Motion: Passed

ZA Report

8 new permits since last meeting

DRB Report

9/2 review – DRB not interested in coordinating with the PC and don't want a PC Report on the agenda

10/7 meeting – hearing Packard appeal regarding merged lots

Other Business

- Capital Improvement Committee Report – the committee started a year ago, developing paperwork and looking at projects in the works. They reviewed the Capital Reserve Fund and expanded it to include roads and buildings (maintenance and improvements) so that there is one figure to look at per year. There are no big projects planned in town at this time. The committee has developed Rules of Procedure for how project proposals would be incorporated into the capital budget. The committee is meeting with the SB on Monday and they are planning a public meeting the first of December.
- VLCT Planning and Zoning Forum
October 29, 8:30-3:30pm at the Capitol Plaza; if interested, register by 10/22 (town will reimburse for the fee)

Motion to Adjourn. Made: Mr. Lane, second: Mr. Hill. Passed unanimously. Meeting adjourned at 9:40 p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary