

October 6, 2016

PC Members Present: Julie Potter (Vice Chair), Jay Stewart (7:12pm), Jack Pauly, Norman Hill, Scott Hess, Mark Lane (7:13pm)

Others Present: Kristi Flynn (Recording Clerk), Eric Vorwald, Michelle McFadden

Call to order: 7:10pm

Changes to Agenda – 1) reminder of Land Conservation Summit on 10/10 at the ESF; 2) VLCT Planning & Zoning Forum is on 11/2 at the Capital Plaza; let the ZA know if you are interested in attending

Public Comment – None

East Montpelier Village Master Plan: Planning for October 20, 2016 Public Outreach Event: Discussion with Eric Vorwald, CYRPC Senior Planner

The open house will be held at the elementary school from 6:30-8:00pm in the gym. The school's open house is being held that same night from 5:30-6:30pm. The school board is giving a presentation in the cafeteria. The student projects, being worked on it kindergarten through 4th grade, will be displayed in the gym. Refreshments will be provided by the PC. Ms. McFadden had a few ideas/suggestions:

- Ask the principal, Alicia Lyford, to include an invitation to the PC's open house in her piece in the newsletter (i.e., first page)
- Have the PC escort people through the stations and explain the process
- Ask teachers to remind parents to look at their student's artwork in the gym in their weekly newsletter

Mr. Hess suggested that the PC members wear nametags.

Mr. Vorwald reviewed the handouts he had prepared for the open house: "Why a Village Master Plan" handout, a questionnaire and maps of the village. The PC and Ms. McFadden had some ideas/suggestions:

- Put the purpose first on the zoning maps
- Tie the questions to specific maps; make it very plain vanilla
- On maps, show sub districts (current and proposed) and break up the purpose statement
- Include the Village Area maps at different locations around the gym
- Have a "remedial area" that will show the information from the first open house for those who need more perspective
- Visuals are needed; use the pictures from the first open house
- Discussion regarding lot sizes: some felt they should stay, some felt they were unnecessary
- Parcel boundaries will show on each map
- The dot/sticky note system worked well at the first open house, so Mr. Vorwald and Ms. Potter will look into it

Consideration of Possible Appeal of the Recent Public Service Board Decision Granting a Certificate of Public Good for the BDE East Montpelier Lazar Solar LLC 500kW Solar Array Project to be located on the Cassani Property at the South End of East Montpelier Village

The PSB granted the certificate to Lazar Solar; they gave the town our landscaping requests, but rejected the orderly development argument. The town is entitled to appeal to the State Supreme Court, but might not have a strong case because the Town Plan doesn't have strong language in it about solar energy. The PC agrees not to appeal.

Motion: I move to not appeal the PSB's granting of a CPG for the BDE East Montpelier Lazar Solar LLC 500kW Solar

Array. Made: Mr. Hess, second: Mr. Lane

Vote on Motion: Passed 6-0

Discussion of Energy-Related Items: Department of Public Service Draft Energy Planning Standards and Proposed Barre Town Plan Amendments

The PC has the draft of the Barre Town Plan amendments that include some guidance on solar projects. This is the kind of language that the EM Town Plan doesn't have and it could be used as a guide. The updated EM Town Plan must have sections on transportation, land preservation and energy. The Department of Public Service is drafting some planning standards that will give towns more say in where energy sites are placed. There is a public hearing in Randolph on 11/11. EM PC doesn't have to do anything right now, but need to be aware of the issue. Mr. Vorwald noted that the RPC is creating a regional energy plan that meets the state requirements and could be used in the Town Plan; the regional plan should be done in May 2017. EM's Town Plan expires in June 2018. Ms. Potter suggested doing an edit not a full re-write.

Update on East Montpelier Old Laperle Farm Property Committee

Nothing new to report.

Review Minutes

September 15, 2016

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

Vote on Motion: Passed 5-0-1; Mr. Hess abstained

ZA Report

5 new permits since last meeting

DRB Report

- Approved day spa at Demers Auto on Route 14
- Approved shed at Bragg Farm
- Next meeting scheduled for November 1, 2016

Motion to Adjourn. Made: Mr. Hess, second: Mr. Pauly. Passed unanimously. Meeting adjourned at 9:00 p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk