

Minutes of the East Montpelier Planning Commission

APPROVED 11/15/12

November 1, 2012

PC Members Present: Rick Hopkins (Chair), Tom Pierce, Gene Troia, Jack Pauly, Scott Hess, Jean Vissering, Ken Santor, Kim Watson

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Julie Potter, Carl Etnier, Dan Costin, Dave Grundy

Call to Order: 7:01pm

Public Comment: None

Change to Agenda: Move Review Minutes to first; add status of Farm Contract Study Committee (FSCS)

Review of Minutes

October 18, 2012

Motion: I move to approve as presented. Made: Hess, second: Pierce

Vote on Motion: Passed 8-0

Town Plan: Discussion on Revised Energy & Energy Conservation Chapter – Dave Grundy and Carl Etnier

The draft includes more specific goals and actions; the bold items replace bullets

Suggestions:

- Include Food Network in Energy section; would it be better in the Agriculture section?
 - PC suggests that the Energy Committee work with the Food Producer's Network
- Under Current Status:
 - Mention wind as a renewable resource
 - What percentage of the town is covered by WEC versus GMP (paved = GMP, unpaved = WEC); WEC and GMP serve other communities
 - Mention net metering
 - Include the Park N Ride
 - PACE – will take a few years to be up and running; mention other traditional lines of credit
 - Clarify other mechanisms: credit union loans, finance through installation companies
- Make sure that actions are consistent with goal of 90% renewable sources by 2050
- Why has EM electric consumption increased as opposed to neighboring towns; the Energy Committee will review or get additional data
- Goal: energy efficiency in municipal operations; more general would lead to specific actions
- Blower door test

The Energy Committee will revise and incorporate the comments; use the combined goals and actions. The revised draft is due by the 11/15 PC meeting.

Town Plan: Discussion of Public Comments on Water Supplies / Aquifers Chapter

The PC reviewed the letter received from Paul Erlbaum and the Groundwater Committee.

1 – Goal/Action: change threshold to 35,000 gallons of water per day; the PC will consider adding text to the Town Plan and the Zoning Regulations

2 – Regarding safeguarding groundwater action to keep in EM – geological survey showed EM has ample groundwater; exporting issue, does it matter if it's not impacting other water sources; PC will add the following goal: we value our groundwater as an important natural resource; not willing to ban the export of water

3 – Interested Persons (IP) – all EM residents and landowners can be an IP by attending a hearing already

4 – Goal/Action: modify regulations to require an independent review; add the following language: “as with all technical reviews, the DRB has the option of requiring a third party review”

5 – Goal: change of ownership review; SB is encouraged to actively exercise party status on all groundwater issues; the PC decided to not add this goal to the next draft

Town Plan: Discussion of Public Comment on Agriculture Chapter – tabled

Town Plan: Development of PC's Plan of Action through January 2012 – tabled

Ms. Vissering and Mr. Hess volunteered to make a list of maps and graphs needed.

FY2014 Planning & Zoning Budget – tabled

Chair will contact the SB regarding the holes in the FY2013 budget.

Review of Zoning Administrator Applications

The PC reviewed the three applications received for the open Zoning Administrator position.

Motion: After reviewing the applications received, the PC recommends to the SB that Bruce Johnson be hired for the position of Zoning Administrator. Made: Santor, second: Watson

Amendment to Motion: include “contingent on Mr. Johnson stepping down from the SB. Made: Hess, second: Vissering

Vote on Amended Motion: Defeated 5-3 (Hess, Pierce, Santor)

Vote on Motion: Passed 7-1 (Hess)

ZA Report

1 new permit received since last meeting

DRB Report

No meeting since last PC meeting

Next DRB meeting is 11/20

Other Business

Update on Farm Contract Study Committee by Kim Watson: the committee reviewed current use versus the town program and all the farmers in town were involved. The committee will recommend to the SB to drop the town program and is working on language to make it clear at Town Meeting. The committee has been disbanded.

Town Plan – PC should review revisions to chapters: Villages, Scenic Resources and Forest Resources; add to 11/15 agenda

Motion to adjourn. Made by Ms. Watson; seconded by Mr. Santor. Passed unanimously. Meeting adjourned at 9:40p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary