

*Minutes of the East Montpelier Planning Commission*

**APPROVED 12/5/13**

November 21, 2013

PC Members Present: Rick Hopkins (Chair), Jean Vissering, Scott Hess Jack Pauly, Mark Lane, Kim Watson, Julie Potter

Others Present: Carolyn Shapiro, Richard Hoffman, Ellen Seeger, Paul Erlbaum, Tim Jennings, Leanne Ponder, Ginny Callan, Jennifer Zollner, Nona Estrin

**Call to Order:** 7:09pm

**Public Comment:** None

**Additions to the Agenda:** Summary of wastewater seminar held 11/12, Summary of VLCT planning & zoning forum, Sun Common attending 12/5/13 PC meeting, Charter update

**Continuation of Discussion of Items for Possible Revision to Zoning Regulations**

Continuation of discussion of Items for possible revision to regulations agenda item was moved to first item in order to accommodate guests.

Regulation 4.6.2 Withdrawal of ground water resources was discussed by both the PC members and guests in attendance.

Guests made statements and all argued for a reduction in the 57,600 gallons per day permit threshold currently in the EM land use and zoning regulations. A maximum withdrawal number of 35,000 gpd was mentioned as a starting point. The Vermont state regulations in regards to 20,000 gallons/day was described as more detailed than EM's and could be a model for EM. A copy of this state regulation was submitted to the PC. The visiting group is going to research potential commercial water usages and submit their findings to the PC.

**Discussion on Judicial Bureau**

Tabled to meeting on 12/5/2013. The PC is requested to read the document submitted by Bruce Johnson, Town Administrator.

**Discussion of proposed FY2015 Planning Commission Budget**

PC agrees to the proposed budget.

**Motion to accept the budget as is.** Made: Ms. Watson, second: Mr. Pauly.

**Vote on motion:** Passed 7-0

Hopkins will inform Bruce Johnson of PC's decision regarding 2015 budget.

**Discussion of draft Planning Commission report for inclusion into East Montpelier's 2013 annual report**

Chairman Hopkins submitted his draft of the report. Annual report date on the heading was corrected to read 2013 not 2012.

Recommended additions included mentioning of completed groundwater mapping and establishment of capital improvement committee. Hopkins will revise draft report and bring to 12/5/13 meeting. In the meantime, PC members were requested to review, comment and bring additional changes to the next meeting.

**Review of Minutes**

November 7, 2013

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

**Vote on Motion:** Passed 7-0

**Other Business**

- Report on CVRPC wastewater seminar. Ms. Potter, Ms. Vissering, Ms. Watson and Mr. Pauly reported as they attended the meeting. PC believes a letter should be sent to the Selectboard outlining next possible steps, such as resurrecting the Wastewater Advisory Committee.
- Discussion in relation to Sun Common solar company attending next PC meeting.
- Discussion on Planning and zoning forum held on November 19, 2013. Ms. Potter reported to the PC and mentioned that reduced fees for Act 250 are available for projects located in designated neighborhoods.
- Charter Committee (CC) discussion. The CC completed its work and will be sending its work to the Selectboard. Discussion ensued on to whether the PC should support the CC's recommendation. Hopkins to provide to PC an email from Edie Miller that outlined charter committee's recommendation regarding 1 year term for ZA (versus current 3 year term).

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

*Respectfully submitted by Scott Hess, Planning Commissioner*