

December 1, 2016

PC Members Present: Jean Vissering (Chair), Julie Potter, Norman Hill, Ray Stout, Kim Watson, Jay Stewart, Jack Pauly, Scott Hess, Mark Lane

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

**Call to order:** 7:02pm

**Changes to Agenda** – add ZA Re-appointment

**Public Comment** – None

**East Montpelier Village Master Plan: Subarea Densities, Setbacks and Dimensional Requirements: Discussion with Eric Vorwald, CVRPC Senior Planner**

The PC reviewed the handout to make decisions on lot size, lot coverage versus setbacks and building height for the build out analysis. The following is what Mr. Vorwald will look at for the analysis:

- Identify constraints, such as environmental
- Will not look at re-development
- Each lot will have to be able to be subdivided
- 80/20 split between residential/non-residential will be kept

Before the analysis with no constraints:

- Lower Village – 81 total lots
  - ¼ acre – 23 lots are developable
  - ½ acre – 14 lots are developable
  - 1 acre – 8 lots are developable
- Upper Village – 41 total lots
  - ¼ acre – 20 lots are developable
  - ½ acre – 12 lots are developable
  - 1 acre – 6 lots are developable

PC had a discussion regarding lot coverage and setbacks. Lot coverage refers to the maximum impervious cover allowed. Setbacks refer to space at the front, side and rear of a lot that can't be developed. Impervious cover refers to the buildings, as well as paved parking. Mr. Vorwald recommended taking a look at reducing the parking requirements for non-residential uses.

**Lot Coverage (page 3)**

The PC agreed that this is something that would make sense in the Village. The chart includes flat and a sliding scale options. The PC decided to use the sliding scale based on lot size.

**Setbacks (page 2)**

The PC looked at minimum and maximum front setbacks. A maximum setback helps create consistent views but also moves parking to the back of the property; the building has the street presence and might have a traffic calming effect. Setback decisions are as follows:

- Front: Minimum 40' as measured from the centerline or 15' from the ROW, whichever is greater
  - Maximum 60' or 35', as above
  - Village Residential and PRD/PUD would have no maximum
- Side: 10' (Lower Village), 10' (Upper Village), 10' (Medium Density), 15' (Village Residential)
- Rear: 10' (Lower Village), 10' (Upper Village), 10' (Medium Density), 30' (Village Residential)

**Lot Size (page 1)**

Mr. Vorwald will look at both ¼ and ½ acre scenarios.

**Road Frontage (page 1)**

The PC agreed to: 50' for lots sizes up to ½ acre and 100' for lots over ½ acre.

**Building Sizes (page 3)**

The PC discussed discouraging large buildings with adding a maximum square footage, but didn't make a decision.

**Update on East Montpelier Old LaPerle Farm Property Committee**

The committee appears to be moving ahead quickly. They are applying for a \$15,000 grant. The next meeting is 12/13 at 7pm. Some suggestions for uses on the property are senior/affordable housing and a new town office. The committee will discuss where things may be located on the property, as well as who will do the developing.

**East Montpelier Village Master Plan: Discussion on Master Plan Outline and Structure**

Ms. Potter prepared a draft of the outline and welcomes suggestions from the PC.

**Re-appointment of Zoning Administrator**

The SB will re-appoint Bruce Johnson as the Zoning Administrator, unless the PC has concerns. The PC has no concerns regarding this issue.

**Review Minutes**

November 17, 2016

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

**Vote on Motion:** Passed 9-0

**East Montpelier Land Conservation Summit Follow-up: Meet with Conservation Fund Advisory Committee**

The PC will meet with the Conservation Fund Advisory Committee (CFAC), possibly on January 5, 2017, to discuss the conservation goals of each group.

**Motion to Adjourn.** Made: Ms. Watson, second: Mr. Lane. Passed unanimously. Meeting adjourned at 9:15 p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*