

December 3, 2015

PC Members Present: Julie Potter (Vice Chair), Jay Stewart, Scott Hess, Mark Lane, Norm Hill

Others Present: Kristi Flynn (Recording Clerk), Ray Stout

Call to order: 7:05pm

Changes to Agenda – Zoning Administrator re-appointment, Municipal Planning Grant update

Public Comment – None

Review Applications for Planning Commission Vacancy

The PC spoke with Ray Stout, a citizen interested in Gene Troia's open seat on the PC. Mr. Stout and his family moved to the village in March 2015. He has a Masters in Public Administration and currently is the Director of Operations at VSEA. Mr. Stout is very interested in zoning and wants to get involved in the town. He has experience with grant writing and administration. The PC had two applicants (Ed Deegan and Ray Stout) and will send a recommendation to the SB after the Executive Session later in the meeting.

Report on November 30th Selectboard Hearing on Proposed Zoning Regulation Amendments

Only two members of the public attended the hearing. The SB passed the amendments as they were written, but it was not unanimous.

Municipal Planning Grant Update

The application was approved and fully funded. For the timeline, the PC can start as early as January 1, 2016, but must be finished in 18 months. The PC must hire a consultant; it can be CVRPC but can also create an RFP for an outside consultant. The Vice Chair will contact the CVRPC to see whether they think they can handle the project or not. The PC is looking at a Village Master Plan:

- Could adopt by itself
- Could refer to it in the Town Plan
- Need proposed language for village zoning

Zoning Administrator Re-Appointment

The ZA's appointment expired on November 21, 2015. The PC can recommend the ZA's re-appointment with Gene Troia as Acting ZA. A motion to that effect was made and withdrawn. The PC is concerned with a conflict of interest with Mr. Troia being a member of the SB.

Discussion of Proposed CVSWMD Recycling Facility at 355 VT Route 14S

The CVSWMD is looking at purchasing Lot 1 of the Rappaport subdivision on Route 14S. The lot is 41.5 acres and contains an existing house, barn and many structures. This is their preferred location but it has not been purchased yet. There would be year-round hazardous waste collection, and recycling and organic waste. The lot would also give them expansion for the future. This use would fall under conditional use review and would go to the DRB. Discussions will continue and CVSWMD is willing to come to a PC meeting. The property would be municipal and therefore not taxable.

Discussion of Solar Energy Development Issues

➤ **Proposed Lazar Solar Array**

The application should be filed with the PSB on 12/19; the PC then has 21 days to send comments to the PSB. The PC must request intervener status in writing. The PC will agree on language at the first meeting in January; needs more information at this point. Mr. Stewart agreed to draft an intervener letter; intervener status means that the PC can be at the table for discussions. Even if the PC is not opposed to the project, this makes it harder for the details to be changed. The PSB wants to hear specifics on what the towns likes and doesn't like. The PC discussed amending the Town Plan as the current TP doesn't mention larger solar projects. Comments to think about as intervener:

- Disappointment with placement
- De-commissioning process
- Help fire department with training/equipment
- Put conditions on clearing trees and screening

Discussion of PC Attendance at East Montpelier Volunteer Appreciation Party Scheduled for Thursday, December 17th, 5-9pm

The party will be an informal potluck at the Town Clerk's Office. The SB will be asking for ideas/suggestions on what can be done on the Winston/Silberberg property that now belongs to the town.

Review Minutes

November 19, 2015

Tabled to the next meeting, as not enough PC members to vote

ZA Report

1 new permit since last meeting

DRB Report

- Nothing new to report
- No meeting in December

Executive Session

Motion: I move to enter executive session to discuss the PC vacancy. Made: Mr. Hess, second: Mr. Hill

Vote on Motion: Passed 5-0

PC entered executive session at 8:40pm; PC exited executive session at 8:45pm

Motion: I move to recommend that the SB appoint Ray Stout to the PC to fill the Gene Troia's vacant position. Made: Mr. Hill, second: Mr. Hess

Vote on Motion: Passed 5-0

Motion to Adjourn. Made: Mr. Hess, second: Mr. Lane. Passed unanimously. Meeting adjourned at 8:50 p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk