

December 4, 2014

PC Members Present: Jean Vissering (Chair), Jack Pauly, Rob Halpert, Mark Lane, Norman Hill, Gene Troia, Julie Potter, Kim Watson, Scott Hess

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary)

**Call to Order:** 7:03pm

**Changes to Agenda** – None

**Public Comment** - None

**Review of Draft Flood Hazard Area Regulations – Focus on “Minimal Investment”**

- The PC discussed the wording “minimal investment” in Section 9.5(D)(8) and talked about whether to include a dollar figure or not. Some states use a \$3,000 or \$5,000 ceiling. The PC decided to leave the language as “minimal investment” without a dollar figure.
- Section 9.11 was removed but the PC decided to reinstate it
- Maps
  - Based on the most current data
  - PC will meet in January with Sacha Pealer and Dan Currier to get explanations on the new maps
- Trails related to Section 9.4
  - Trails are not regulated currently unless a bridge is needed in which case the bridge would be a structure
  - Is a paved trail considered a structure? Would impact run-off and include more construction
  - No need to restrict foot paths in the floodplain
- Section 9.3(A)(3) – include mention of Section 3.12 in terms of a 25-foot vegetated buffer; add “See Section 3.12 of the general zoning regulations
- Timeline – consider holding a PC meeting on 1/8, then 1/15 or 1/22; the Chair will try to schedule guests (Sacha, Dan, Rick Hopkins) at one of these meetings

**Review of Draft Table 2.6 Conservation Overlay District**

The table is being revised along with the new Article 9. The PC needs to decide if Section B is needed because it is mostly covered in Article 9. The PC would like to have two maps in conjunction with Table 2.6: one for rivers, streams and floodplains and one for wetlands, water supply sources and high elevations. The Chair will contact Dan Currier regarding creating the new zoning maps for new Table 2.6. The table needs to more clearly state what needs a permit: permitted uses versus conditional uses. The PC will re-visit at a future meeting: creating a new district or clarifying current Table 2.6.

**Update on Certificate of Compliance Provision in East Montpelier Land Use & Development Regulations Sections 7.4 & 9.11;**

**Review Draft Certificate**

Tabled

**Update on Administration Amendment Procedure for DRB Approvals**

Tabled

**Development of Timeline for Review of Remaining Zoning Issues and Hearings**

Items with a deadline:

- Flood Hazard Area Regulations/Conservation Overlay (in conjunction)
- Certificate of Compliance
- Preliminary Review (so that SB can continue) – Ms. Potter will research for the 1/22 meeting

December 18 meeting:

- Discuss Conservation Overlay
- Review any minor changed to Article 9

January meetings:

- Final review of Article 9
- Map meeting
- Preliminary Review

**Review Minutes**

November 20, 2014

**Motion: I move to approve minutes as amended.** Made: Ms. Watson, second: Mr. Troia

**Vote on Motion:** Passed 8-0

**DRB Report**

At meeting on 12/2:

Duane Wells' appeal of ZA decision – DRB voted to uphold the ZA's decision to deny his application

Green Valley Campground – presentation was approved as the property is more appropriately permitted for what is actually happening

**Other Business**

- Capital Improvement Committee update – a public meeting will be held next week; the Capital Improvement Plan will move forward as a part of the town budget. The plan will start incorporating future projects in the town. Will this be a standing committee? Not sure, but will probably be part of the PC.
- Hazard Mitigation Plan – deadline for update is April 2015

**Motion to Adjourn.** Made: Mr. Hill, second: Mr. Lane. Passed unanimously. Meeting adjourned at 10:05 p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*