

December 5, 2013

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

Others Present: Kristi Flynn (Recording Secretary), Taylor Ralph, Jessica Edgerly Walsh, Bob Atchinson, Weston Cate

Call to Order: 7:04pm

Public Comment: None

Additions to the Agenda: CVRPC Update

Presentation by Sun Common

Taylor Ralph and Jessica Edgerly Walsh came to the PC to talk about their company, Sun Common. The company was launched 1 ½ years ago and their mission is to make sure that everyone should have access to renewable energy. They try to remove the barriers. They have partnered with New England Federal Credit Union to set up low cost loans. Sun Common is a for-profit company but classified as a benefit corporation; mission-driven business instead of profit-driven. They came to PC to try to get more exposure in town. The company advertises by hosting workshops, parties, joining parades and giving presentation; what events can they attend in EM? The EM Energy Committee suggested a town launch in conjunction with Marshfield and Plainfield. After 18 months, Sun Common has helped install close to 600 solar systems in Vermont. The PC suggested SignPost and Front Porch Forum for advertising, as well as an Energy Fair with other interested vendors.

Discussion on Judicial Bureau

Per the Zoning Administrator's memo, he appears to not be interested in pursuing the Judicial Bureau. The PC will keep things the way they are and have the ZA continue to work with people to solve the issues. The PC has done their due diligence and feels this is not needed in the regulations.

Continuation of Discussion of Items for Revision to Zoning Regulations

Section 4.6.2 – Withdrawal of Groundwater Resources

Motion: I move to leave the figure at 57,600 gallons/day limit in Section 4.6.2(A). Made: Ms. Watson, second: Mr. Lane
The PC would like to see figures regarding what some businesses in town are using to make sure no one is being penalized. Most businesses would have to come before the DRB before getting a permit. The state permit process starts at 57,600 gallons/day and the EM regulations currently require review after that threshold. The PC would like more facts from the Groundwater Study Committee because they don't want to lower the number arbitrarily.

Vote on Motion: Defeated 4-5

For revisions, easy items have been discussed. The moderate items are:

- Conservation/aquifer overlay – Chair has spoken with someone at the state
- Application re-do – ask DRB/ZA to work on
- Municipal Planning Grant – fluvial erosion regulations
- LID standards
- East Village overlay
- Zone A & C revisions

For the difficult items, PC may ask for some help from people at the CVRPC or towns who've dealt with the specific issues.

Continuation of Discussion on Draft Planning Commission Report for East Montpelier's 2013 Annual Report

PC reviewed the draft report. The Chair will make some revisions based on PC comments.

Motion: I move to accept the report as amended. Made: Ms. Potter, second: Mr. Troia

Vote on motion: Passed 9-0

Review of Minutes

November 21, 2013

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

Vote on Motion: Passed 9-0

Other Business

- CVRPC Update from Ms. Potter – CVRPC has prepared a survey for input on priorities and a link will be put on FPF.
- Charter Committee – the PC discussed the 1-yr versus 3-yr term for the Zoning Administrator

Motion: I move that the PC suggest to the SB to keep the ZA term at 3 years. Made: Mr. Hess, second: Mr. Pierce

Vote on Motion: Passed 6-0-3 (abstentions)

Motion to Adjourn. Made: Mr. Troia, second: Mr. Lane. Passed unanimously. Meeting adjourned at 9:30 p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary