

November 17, 2016

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

Others Present: Kristi Flynn (Recording Clerk), Eric Vorwald, Gene Troia, Michelle McFadden, Louise Frazier

**Call to order:** 7:00pm

**Changes to Agenda** – None

**Public Comment** – Bruce Johnson noted that the river corridor that was approved by the town is only on the EM maps and doesn't match the state map. The state won't update their map until all the secondary checks are done. For projects in the river corridor, ANR would like the area to be checked each time, though the town's regulations don't read that way. We'll have to see how it plays out.

**East Montpelier Village Master Plan: Identify Preferred Scenario for Boundaries and Lot Sizes: Discussion with Eric Vorwald, CVRPC Senior Planner**

**Outer Village Boundary**

The PC first looked at the outer boundary of the village area and whether the yellow hatched area on the other side of Vincent Flats Road should be included. The area includes the elementary school and Bill & Mary Porter's already subdivided property. The PC felt it was important to include the school and the surrounding area in the village. One set of neighbors is concerned with more water coming onto their property if there is more development.

**Motion: I move to include the additional hatched subareas as discussed as part of the village boundary.** Made: Mr. Stewart, second: Mr. Hess

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

**Village Residential**

The PC discussed the current subarea (yellow) with 1-acre zoning.

**Motion: I move to accept the Village Residential subarea as presented with 1-acre zoning.** Made: Ms. Potter, second: Mr. Stewart

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

**Lower Village/Upper Village Mixed Use**

The PC discussed the proposed ¼-acre zoning for both subareas. The proposal will change some commercial/residential areas to residential only in the Lower Village. The Upper Village will have smaller industrial uses. Mr. Stout, as a village resident, is not in favor of ¼-acre zoning in the village. Mr. Vorwald noted that water/sewer hook-up could be required before the zoning can be changed to ¼ acre. There was some discussion regarding ½ versus ¼ acre zoning and the desire to have senior housing and more density in the village.

**Motion: I move to accept the Lower and Upper Village Mixed Use subarea boundaries as presented on the CVRPC map.**

Made: Mr. Stewart, second: Mr. Hess

**Vote on Motion:** Passed 7-1 (Watson)

**Medium Density Residential**

**Motion: I move to accept the boundary for the Medium Density Village Residential subarea.** Made: Ms. Potter, second: Mr. Hill

**Vote on Motion:** Passed 7-1 (Watson)

Mr. Vorwald will look at ¼ and ½-acre options in the Medium Density subarea and also provide the current lots that are ¼ acre.

**East Montpelier Village Master Plan: Planning for Growth Projections: Discussion with Eric Vorwald, CVRPC Senior Planner**

Mr. Vorwald reviewed a memo that spells out the required information for the analysis. The PC discussed what potential constraints to leave in and remove. The PC agreed to remove prime agricultural land, septic suitability and buffer areas as potential constraints and include any parcels in current use. Mr. Stout suggested showing the buildout with and without septic capacity.

**Discussion on Planning Commission's December Schedule**

The PC agreed that they would meet on 12/15/16. December and January meetings will focus on zoning details. Richard Amore will be at the 1/19 meeting and Eric will present his growth projections.

**East Montpelier Land Conservation Summit Follow-up Preparation: Review Summary of Planning Commission Recommended Actions**

The PC sees the following as actions to address at the 11/21 Summit follow-up meeting:

- Master Village Plan
- Review zoning districts
- Gallison Hill growth area – because of proximity to Montpelier
- Close coordination with VLT and VHCB
- Coordination with EM Conservation Fund Advisory Committee – schedule a meeting

- Forest integrity planning
- Look at North Montpelier growth area

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

Mr. Stout updated the PC on the testing for wastewater capacity. 11 test pits were dug. Areas 1 and 2 were good, area 3 was not. There is capacity of up to 47 gallons per day, which equals 33 bedrooms. EMSLI is looking at 22 bedrooms. The committee is looking at applying for a VHCB grant.

**Review Minutes**

November 3, 2016

**Motion: I move to approve the minutes as presented.** Made: Mr. Hill, second: Ms. Watson

**Vote on Motion:** Passed 7-0-1 (Hess abstained)

**ZA Report**

1 new permit since last meeting

**DRB Report**

Nothing new to report

**Other Business**

- Capital Improvement Committee (Ms. Watson)
  - Working on the 2017-2018 budget and looking out 30 years
  - Big ticket item recently was the LaPerle property
  - Next looking at purchasing a new grader for \$300,000 in 2018
  - Committee now has a clear plan on saving versus financing
- Ms. Potter noted that the Fire District is in the process of dissolving and merging into the town. The town could pick up trying to acquire Crystal Springs
- Planning Association Meeting 11/18 (Ms. Vissering)
  - Ms. Vissering and Ms. Potter will attend
  - One session will be on energy planning
- CVRPC (Ms. Potter)
  - Scheduled training on 12/14 on the Public Service Departments rules for energy planning

**Motion to Adjourn.** Made: Mr. Hess, second: Mr. Hill. Passed unanimously. Meeting adjourned at 9:25 p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*