

December 14, 2017

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

Others Present: Kristi Flynn (Recording Clerk), Stephen Knowlton

Call to order: 7:03pm

Changes to Agenda – None

Public Comment – None

Discussion with Stephen Knowlton, East Montpelier Energy Committee

The Chair presented an introduction to the EM Energy Plan. The public meeting and hearing dates for the Town Plan were discussed: February for the public meeting and March for the hearing. Regarding the EM Energy Plan, the committee needs to meet and send the completed plan to the PC by January 4, 2018. Something needs to be added to the plan regarding transportation. On page 69, line 10, a conversation about Act 174 should be added to the plan.

East Montpelier 2018 Town Plan Update: Review of Formatted Draft 2018 Town Plan Sections: Front Matter, Chapters 1-5

Education section: the response from the experts in the education field in East Montpelier and the Washington County district has been disappointing; there is a general lack of response in obtaining information

Chapter 6: Infrastructure

- Section A: Transportation
 - Changes were noted
- Section B: Solid Waste Disposal
 - No changes
- Section C: Wastewater Disposal
 - No changes

Chapter 7: Economic Development

- Add 802 Coffee to list of businesses

Chapter 8: Housing

- No changes since last review
- Ms. Potter will meet with the ZA on updated figures

Chapter 9: Natural & Scenic Resources

- Section A - change 'federal' to 'US'
- Section B: Wetlands
 - Moved Water Recreation reference to the Recreation section
 - Page 86, line 11 – add 'water' after 'high quality'
- Section C: Forest
 - Page 88, line 4 – check with CVRPC on numbers; lines 14-23 – update acreage figures
 - Page 89, line 18 – remove 'is'; line 37 – get numbers from CVRPC and review map
 - Page 90, line 21 – change 'sour' to 'four'; line 22 – Chickering Bog is in Calais/Adamant; line 24 – add 'harsh winters'
 - Mention 'Community Strategies for Forest and Wildlife' (see page 43)
- Section D: Water Supplies
 - No changes
- Section E: East Resources
 - Page 94, line 35 – change 'town's area' to 'town'
 - Page 95, line 6 – remove 'However'
- Section F: Agriculture
 - Page 96, line 22 – not sure figure is available
 - Page 97, line 23 – add Butler Farm, as a small, natural dairy farm; contact Bruce Chappell regarding updated figures; line 36 – remove 'dairy' before 'beef'
 - Page 98, line 9 – re-phrase sentence, despite local food movement most of VT's food is imported; the Chair will add something regarding food security; line 21 – remove '75-'; line 25 – change 'Accepted' to 'Required'
 - Page 99, line 7 – re-word the paragraph without the first sentence, while still protecting farmland; don't want town spending town funds to conserve land in the village; change 'protection' to 'conservation'
- Section F: Scenic Resources
 - Page 100, line 14 – change 'East Montpelier' to 'the town'; ask Sandal Cate for artist's view picture; also refer to 'Community Strategies' (see page 25)
 - Page 101, line 26 – reference land use section that talks about Village Master Plan

Chapter 10: Land Use

- Page 107 – put definitions in a box; line 33 – discussion on 'potential' growth area on Gallison Hill; PC could work on it with the zoning regulations
- Page 108, line 25 – highlight map reference
- Page 113, line 21 – change 'was' to 'were'; line 39 – other areas will be restricted sites, such as those with scenic views

Chapter 11: Implementation

- Review for redundancies, except when necessary; possibly reference other goals/actions
- Assign priority, responsibilities, resources, timeline
- PC agreed to include policies in this section
- Remove Resources column

Appendix B – summary

Appendix C – condensed to one page

Discussion on Upcoming Planning Commission Meeting Schedule: Completion of Town Plan

On January 4, 2018, a new mark-up version will be available, where anything new will be highlighted. This version should include drafts of the maps. The PC will hold public meetings on January 18, 2018 and February 1, 2018. The Chair will post something on Front Porch Forum.

Update on 2018 Municipal Planning Grant

Tabled to a future meeting

Update on East Montpelier Old LaPerle Farm Property Committee

No update

Review Minutes

November 16, 2017

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

Vote on Motion: Passed 6-0-1 (Mr. Hess abstained)

ZA Report

Two new permits since last meeting

DRB Report

Nothing new to report

Motion to Adjourn. Made: Mr. Lane, second: Ms. Watson. Passed unanimously. Meeting adjourned at 10:00 p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk