

April 19, 2018

PC Members Present: Julie Potter (Chair), Jean Vissering, Norm Hill, Mark Lane, Kim Watson, Jack Pauly  
Others Present: Kristi Flynn (Recording Clerk), Brandy Saxton

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

**Changes to Agenda** – None

**Public Comment** – None

**Kick-off for Zoning Update: Project Orientation with Brandy Saxton; Review of Draft Project Schedule**

Ms. Saxton noted that she has reviewed the Town Plan, the Village Master Plan and the Land Use Regulations for East Montpelier. She would like to know from the PC members what other issues need attention:

- Locate and send priority list from two years ago
- Village Center Designation – possible extension of boundary but River Corridor (RC) might be an issue; with ANR's new model, we may be able to amend our RC regulations
- What can be regulated through zoning, such as no Dollar General; Ms. Saxton noted that you can determine what it looks like, etc.
- Old LaPerle Farm property – mixed income housing project including senior living
- Separate lot size from development, such as multifamily residence on ½-acre lot
- Gallison Hill growth area
- Agriculture/forest districts with seven-acre minimums; often ties up prime ag/forest block lands
- Address the disconnect between lot size and stated purpose of the zoning districts
- Have a conserved land discussion
- Align the map; fix the setbacks so houses can be built closer to the road

**Review Project Schedule**

- Ms. Saxton will create a technical memo (roadmap for revisions) during May for review at the first June meeting
- Welcome feedback from DRB on their challenges and what is working well; many variances and waivers show that something is not working
- July 5, 2018 – review districts and map, including aligning purposes and uses
- September 6, 2018 – review first draft in Sept/Oct
- Ms. Saxton prefers a separate administrative section, which lays out the steps to be taken by the applicant
- Add tables and illustrations
- A first draft to be reviewed by the public should be available before Thanksgiving
- Jan/Feb 2019 – schedule three public workshops
- 2/28/19 – distribute comments matrix to PC
- 3/7/19 – review matrix and approve changes
- 4/4/19 – review final draft and report
- Chair will forward a Word document of the zoning regulations to Ms. Saxton
- Ms. Saxton will coordinate with the ZA on advertising on the town's website

**Consideration of Additional Members for Zoning Update Steering Committee: Steering Committee Purpose, Selection Criteria and Appointment**

The PC discussed the criteria for election and the two residents who expressed interest.

**Motion: I move to appoint Gabrielle Malina and Lindy Biggs to serve on the PC Steering Committee for the zoning project.**

Made: Ms. Vissering, second: Mr. Lane

**Vote on Motion:** Passed 5-0 (Ms. Watson had left)

**2018 Town Plan Status**

The SB met last week and Ms. Vissering and Ms. Potter attended the meeting to report on the changes. The SB wanted some clarification on some scenic resources mentioned in the plan. During a discussion of the Village Center Designation, the Chair noted that she asked the CVRPC to make sure we have the appropriate language in the TP in order to re-apply for the Designation. It was suggested that we not show the proposed boundary amendment on the application since it is unlikely to be approved. The PC recommended removing the proposed adjustment from Map 15.

**Motion: I move to recommend to the SB to eliminate the proposed boundary amendment from Map 15 with no text changes.**

Made: Ms. Vissering, second: Mr. Lane

The PC discussed the reason the SB requested this, the reason being that the property near the fire station would be exempt from River Corridor restrictions if it is in the Village Center Designation.

**Vote on Motion:** Passed 5-0

**Updates**

- Old LaPerle Farm Property Committee - no update
- Energy Committee – no update
- Central Vermont Regional Planning Commission – held hearings on the Regional Energy Plan & Regional Plan; restrictions on height and elevation of wind turbines will likely delay the adoption of the Regional Energy Plan

**ZA Report**

Two new permits since last meeting

**DRB Report**

- Hearing on 5/1: subdivision (Rice) and conditional use review (Morris)

**Training Opportunities**

- VLCT Planning & Zoning Forum – Wednesday, May 23, 8:30-4:00 in Rutland
- VPA Spring Conference – Thursday, May 24, 8:00-3:30 in South Royalton
- CVRPC Planning & Zoning Roundtable – Wednesday, May 30, 6:00-8:00 in Montpelier

Please let the ZA know if you are interested in attending any of these sessions.

**Review Minutes**

April 5, 2018

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

**Vote on Motion:** Passed 5-0

**Other Business**

WEC is going through the re-licensing process for Wrightsville Hydroelectric Dam, no action is necessary on the PC's part.

**Motion to Adjourn.** Made: Mr. Lane, second: Mr. Hill. Passed unanimously. Meeting adjourned at 8:55p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*