

January 5, 2017

PC Members Present: Jean Vissering (Chair), Julie Potter, Ray Stout, Jack Pauly, Mark Lane, Norman Hill

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Clerk), Eric Vorwald, Ross Hazel, Renee Carpenter

Call to order: 7:05pm

Changes to Agenda – None

Public Comment – None

East Montpelier Village Master Plan: Review Proposed Village Residential Zoning Standard (Lower Village Mixed Use, Upper Village Mixed Use, Medium Density Residential: Discussion with Eric Vorwald, CVRPC Senior Planner

The PC reviewed the memo from Mr. Vorwald regarding the district standards for the Lower Village, Upper Village and Medium Density Residential subareas. The standards for the Lower and Upper Village are based on the existing ones for Zone C.

The following issues were discussed for the Lower Village:

Purpose

- Mr. Stout feels there is too much emphasis on commercial instead of residential that is already there; he suggested changing the order of the words
- Mr. Hill drafted an overall purpose, which could be used in the Town Plan
- Small businesses are only allowed in the Lower and Upper Villages; make sure to keep the balance in the community
- Ms. Potter and Mr. Vorwald will draft new language that avoids de-emphasis on residential and shows a balance of mixed uses

Uses – Permitted and Conditional

- Agriculture/ Forestry – leave as permitted
- Community center – move to conditional
- General Group Home – move to conditional
- Motor Vehicle Sales – move to conditional to limit size/scale
- Recreation Facility (Indoor) – move to conditional to limit size/scale
- Discussion regarding farm stands, greenhouses and similar uses
- Discussion regarding limiting sizes of certain categories, like retail/restaurant/art studio/gallery
- The ZA suggested reducing the number of categories instead of adding specific uses
- Dwelling, Multi-Family – move to permitted
- Mixed Uses – move to permitted
- Remove drive-through as a use – may require less parking but the idea is to make the village more pedestrian-friendly
- Specify no drive-through for Bank/Financial Institution
- Senior center would fall under multi-family residential use

Supplemental Standards

- Remove #2 regarding complying with Articles 3 and 4 (redundant)
- Make sure that PRD/PUD are encouraged in the Town Plan
- Consider adding additional supplemental standards for issues like hours of operation, parking and size for both permitted and conditional uses

The following issues were discussed for the Upper Village:

Purpose

- The purpose is the same as the Lower Village but bigger, more intense business activity is allowed
- Remove the word 'mixed' before residential area in the last sentence

Uses – Permitted and Conditional

- Recreation Facility (Outdoor) – move to conditional to limit size/scale
- Consider limiting size for restaurant/retail sales by moving to conditional use
- Dwelling, Multi-Family – move to permitted
- Mixed Uses – move to permitted

Supplemental Standards

- Remove #2 regarding complying with Articles 3 and 4 (redundant)

The following issues were discussed for the Medium Density Residential:

Purpose

- The intent is to be a residential district surrounding the commercial village subareas, with small commercial activity in appropriate areas
- There are already some commercial uses along Route 14S

Uses – Permitted and Conditional

- Use Zone D, similar to Village Residential subarea with different dimensional standards

- Community Center – move to conditional to limit size/scale
- Dwelling, Multi-Family – move to permitted
- Add Apartments up to four (4) units to permitted; over four (4) units would be conditional

Supplemental Standards

- Remove #2 regarding complying with Articles 3 and 4 (redundant)

Discussion regarding industrial area along Route 14S; PC discussed add this area to the Upper Village or removing it from the village boundary

Motion: In order to provide consistency with current land use, I move to include properties along Route 14S as specified at this meeting in the Upper Village subarea. Made: Ms. Potter, second: Mr. Stout

Vote on Motion: Passed

East Montpelier Village Master Plan: Discussion on Potential Presentation at 2017 Town Meeting

The PC feels this is a good idea and would like to see some new maps of the updated subareas. The Chair will check with the Town Clerk that a display area is acceptable.

Discussion of Planning Commission Report for 2016 Annual Report

The PC reviewed the draft report. The suggestions were to add the DRB as a committee and mention the elementary school open house in the village plan paragraph. The Chair will make the minor changes and submit the report.

Discussion on 2017 Town Meeting: Planning Commissioner Election Candidates and Process

Mr. Stout, Mr. Stewart and Mr. Hess are up for re-election this year. Edie Miller has requested statements for the SignPost and the deadline is January 27, 2017. The petitions with 25-30 signatures are also due at the end of January.

Update on East Montpelier Old LaPerle Farm Property Committee

Mr. Hazel noted that the committee has applied for a grant from Vermont Housing and Conservation Board and have gotten some guidance. There is no money for a senior housing project but there may be for a mixed-use project. The next meeting is January 10.

Review Minutes

December 15, 2016

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

Vote on Motion: Passed 5-0-1 (Hill abstained)

DRB Report

Nothing new to report.

Motion to Adjourn. Made: Mr. Lane, second: Mr. Hill. Passed unanimously. Meeting adjourned at 9:20 p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk