

January 21, 2016

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

Others Present: Kristi Flynn (Recording Clerk), Bonnie Waninger, Eric Vorwald

Call to order: 7:02pm

Changes to Agenda – None

Public Comment – None

CVRPC Proposal for Village Master Plan and Zoning (2016 Municipal Planning Grant), Proposal by CVRPC Executive Director, Bonnie Waninger, and Senior Planner, Eric Vorwald

Mr. Vorwald reviewed his proposed scope of work with the PC:

- Would there be a steering committee?
 - The PC feels the whole PC should be involved, will invite outside members as warranted
- Tasks – each one has a timeframe, deliverables and responsibility
- Public outreach will happen during the project, not at one specific time
- Growth projections means putting numbers on agreed-upon scenario(s) and looking at possible zoning changes
- Draft/final master plan will include pictures and graphics for clarity; will outline the vision for the village

Questions:

- What does the CVRPC need from the PC?
 - Advocating for the project
 - Identifying stakeholders
 - Taking responsibility for public outreach
- Will CVRPC do an analysis of the Grand List?
 - Not directly, but it will happen through the process
- CVRPC will be looking at the uses and how they can support each other
- How often will we meet?
 - At least monthly, maybe more often in the beginning
 - PC would prefer reports digitally and a week in advance
- Public outreach ideas
 - Ice cream social
 - Neighborhood potlucks

PC will invite members of the SB, Village Committee and Trails Committee to the kick-off meeting. The kick-off meeting was set for February 18, 2016 at the regular PC meeting. Mr. Vorwald will send a revised draft of the proposed scope of work and a contract prior to the PC's 2/4 meeting.

BDE East Montpelier Lazar Solar, LLC 500kW Solar Array PSB CPG Application

The PC discussed the solar application and talked about filing a motion to intervene. Some of the PC concerns are:

- Utility poles – can they be put underground
- Equipment – must be screened
- Clearing area (i.e., trees) – needs to be clarified

Per Mr. Vorwald, the CVRPC doesn't feel it is a substantial regional project and reserves the right to comment on the project in the future.

Mr. Stout recused himself from the motion and vote.

Motion: I move that the PC file a motion to intervene in the BDE EM Lazar Solar project. Made: Mr. Hill, second: Mr. Hess

Vote on Motion: Passed 7-0-1; Mr. Stout abstained

Discussion ensued regarding the PC's concerns and conditions, as there is nothing in it for the town. The PC reviewed the Motion to Intervene letter drafted by the Chair. Some comments/suggestions:

- Orderly Development
 - Attach pages of Town Plan or refer to the pages
- Aesthetics
 - Power poles – request underground placement
 - Add ivy to the fence
 - Make sure placement screens neighbors
 - Long-term maintenance plan

Motion: I move to accept the BDE EM Lazar Solar project Motion to Intervene letter and amended at this meeting. Made: Ms. Watson, second: Ms. Potter

Vote on Motion: Passed 7-0-1; Mr. Stout abstained

Review of Kim Watson's Draft EM SignPost Article

PC reviewed the document and made some minor changes.

Motion: I move to accept the draft article as amended. Made: Ms. Watson, second: Mr. Hess

Vote on Motion: Passed 8-0

Discussion on Zoning Regulation Omission Regarding Fences Greater Than Six Feet

Deborah Glottmann would like to build a fence that is over 6' tall and the regulations don't address it. The ZA asked that the PC include something on this in the next revision to the regulations.

Review and Finalize PC Report for 2015 Annual Town Report

The PC reviewed the draft and agreed that the Chair should forward it to Deb Fillion for inclusion in the 2015 Town Report.

Update on Town-Owned Winston/Silberberg Property

There is no new information. The PC discussed giving the property a different name.

Discussion on 2016 Town Meeting: Planning Commissioner Election Deadlines

The Chair noted that if the candidates have their petition done they should send it to the Town Office. The biographies are also due 1/25/16.

Review Minutes

January 7, 2016

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

Vote on Motion: Passed 8-0

ZA Report

2 permits for 2016

DRB Report

- Nothing new to report
- Next meeting is Feb 2 – Laquerre subdivision and Orchard Valley

Other Business

- Kate McCarthy will be attending the next PC meeting
- The Chair will invite the Lazar Solar developer to a future PC meeting
- Thank you to Kim Swasey and the SB for a great town Christmas party

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

Respectfully submitted by Kristi Flynn, Recording Clerk