

February 19, 2015

PC Members Present: Jean Vissering (Chair), Jack Pauly, Rob Halpert, Norman Hill, Gene Troia, Julie Potter, Mark Lane, Kim Watson

Others Present: Kristi Flynn (Recording Secretary), Jay Stewart

Call to Order: 7:00pm

Changes to Agenda – None

Public Comment – Jay Stewart is running as a write-in candidate for the open PC seat. He is a lawyer, has lived in town for 5 years with his wife and three sons, and is interested in getting involved in the town.

Review of Draft Flood Hazard Regulations in Light of Recommended Edit from Sacha Pealer, DEC Central VT Floodplain Manager

The one suggestion from Ms. Pealer was in Section 9.6(B)(3)(a): add “substantial improvements in zones A and AE shall meet...” The PC agrees with the change. The Chair will contact Kim McKee to make the revision. The PC is still waiting for the updated maps.

Review of Draft Certificate of Compliance Form (EM LUDR Section 7.4)

The PC reviewed and approved the revised form.

Motion: I move to approve the revised Certificate of Compliance form as presented. Made: Ms. Potter, second: Mr. Halpert

Vote on Motion: Passed 8-0

Discussion of Conceptual Review of Site Plan and Conditional Use Applications (LUDR Sections 5.3 and 5.4)

The PC discussed the DRB taking no action on a conceptual review but cannot deny having the review. There will be no fee, similar to the sketch plan review. Research has been done on what other towns do; hopefully the revised language will satisfy the SB and ZA.

Motion: I move to accept the revised Section 5.3 and Section 5.4 with new conceptual review language. Made: Ms. Watson, second: Mr. Troia

Vote on Motion: Passed 8-0

Discussion of Public Hearing Schedule for Proposed Zoning Regulation Amendment

The groundwater and conceptual review don't need another PC hearing. The PC will group the following amendments into one hearing: flood hazard regulations, minor miscellaneous changes, administrative amendment and certificate of compliance; the PC will hold off on scheduling the hearing until the updated flood maps are done. Ms. Potter will create a packet with all the changes for a future meeting; Ms. Flynn will go through past minutes for any changes.

Report on Central VT Regional Planning Commission Regional Plan; Julie Potter, EM Representative

The PC reviewed the future land use map of EM. It doesn't appear that the map shows future land uses and isn't clear how the map was created. The CVRPC has to adopt the map in June 2015 for the 2011 and 2016 Regional Plan. EM's Town Plan has to be consistent with the Regional Plan. Suggestions from the PC:

- Include Rural Commercial in town – Route 2 toward Plainfield to Coburn Road, and Route 14
- Rural Residential around Gallison Hill/U-32, Bliss Road and Murray Road
- Hamlet – EM Center between Bliss Road and Dodge Road
- Village to North Montpelier on Route 14 more Rural Residential

Reminder of Planning Commission Seats up for Election at 2015 Town Meeting

Be sure to talk up Jay Stewart as a write-in candidate.

Review Minutes

February 5, 2015

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

Vote on Motion: Passed 8-0

ZA Report/DRB Report

Nothing new to report

Motion to Adjourn. Made: Mr. Lane, second: Ms. Watson. Passed unanimously. Meeting adjourned at 8:35 p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary