

September 1, 2016

PC Members Present: Jean Vissering (Chair), Julie Potter, Jay Stewart, Ray Stout, Jack Pauly, Scott Hess

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Clerk), Casey Northrup, CJ Flynn, Michelle McFadden, Ed Deegan, Gene Troia

Call to order: 7:02pm

Changes to Agenda – None

Public Comment – None

East Montpelier Village Master Plan: Public Facilities: Discussion with Members of the Selectboard

The PC asked for some plans the SB knows about and/or is thinking about for public facilities in town.

- If the Town Office moves, is there a plan for the current building?
 - There is no current plan; the Historical Society has expressed interest in housing the town archives, but this hasn't been discussed by the SB
- What is known about the Post Office's needs for their EM facility in the next 20 years?
 - The USPS was interested in upgrading the facility 20 years ago and still is; they are interested in the area by the Fire Station if a new road is put in
- What are the Town's needs for the Town Office facility in the next 20 years?
 - The vault is getting full and storage is a problem; long-term, the town should be looking at a new building
- What is known about the Fire Department's needs for the Emergency Services Facility in the next 20 years?
 - The FD is already one bay short because of the growth of the ambulance service; there is plenty of septic capacity on the site
- When is the anticipated construction of the Park and Ride facility and who will own and maintain it when completed?
 - It will be owned and theoretically maintained by the town
- Who owns and maintains the sidewalks and crosswalks in the village?
 - The town owns and is responsible for maintenance
- Who sets speed limits on US 2 and US 14 in the village? Who sets speed limits on other public and private roads in town?
 - The state traffic board sets the speed limits for state highways; the SB sets limits for town roads
 - The speed limit in the village is the #1 issue for most residents there; the SB can approach the traffic board once the new traffic light has been installed at the bridge; increased enforcement might help
- Has the town had any discussions with GMTA or other towns about future expansion of public bus service along US 2 or US 14?
 - There have been discussions about a US 14 connector from Calais/Hardwick to Montpelier, but EM has not been part of the conversation
- New development in the village may require new roads, preferably with connections between existing streets. What is involved in developing new roads? Whose responsibility is it?
 - The town has a New Roads Policy, with processes and standards; the SB prefers that new roads are built by a private developer before being considered for takeover by the town
 - Would there be a different policy for the ROW by the cemetery? Mr. Hull is interested in maximizing his property
- What is the SB's level of interest in investing town funds (including borrowing) for water/sewer facilities and improvements?
 - The SB recognizes the issue, but someone needs to be willing to push the issue; it will ultimately have to go to a town vote
 - Look at the community system on Towne Hill Road as a model; Sandy Pines, as well
 - Water is the other issue that has been discussed by the SB
 - Ms. McFadden noted that the solution seems to be smaller systems; consider putting senior housing on the Old LaPerle Farm property and using the overflow capacity
- What is the SB's level of interest in developing and maintaining parks or recreation areas in the village?
 - The PC is considering requiring open space in the village; a playground would be a great draw
 - Parts of the LaPerle property would be great for open/green space; look at the Hull property for a river walk
 - SB is very supportive of including PRD language that includes having and maintaining open space in return for density

Conservation Planning: Coordination with VT Land Trust and VT Housing & Conservation Board: Discussion with Britt Haselton, VLT Farm Project Director and Nancy Everhart, VHCB Agricultural Director

Britt Haselton and Bob Link (VLT) and Nancy Everhart (VHCB) attended the PC meeting to discuss the recent conservation effort in the village as well as upcoming conservation projects in town. The SB is hosting a Conservation Summit on October 10, 2016, which VLT and VHCB will attend.

- Some history of VLT:
 - Private, non-profit, member-supported
 - Has conserved 600,000 acres in Vermont
 - Conservation easements – stay in private ownership, but have development and subdivision restrictions
 - Generally, try to protect agriculture, forestry properties
 - Two options:
 - Landowner could donate development rights
 - VLT could purchase easement, with funding assistance
- Some history of VHCB:
 - Put money towards affordable housing and conservation projects
 - Help communities realize their vision
 - Conservation projects: farm, forest, historical buildings, land for recreation
 - Spent \$2 million in the last 26 years on projects in EM
 - Sandy Pines was the first investment
 - 12 conservation projects – 8 farms; want to encourage farming and working forest land
 - Like to see projects with multiple benefits
 - Small staff – depend on partners like VLT and Downstreet, which bring projects to VHCB for funding

Other discussion points:

- VLT has done 20 projects in EM
 - Mostly easement donations recently – family may want to limit development and they receive a tax benefit for a charitable contribution
- How are towns involved in the process?
 - Current process:
 - VLT receives notification
 - After vetting process and contract signed, submit funding request to VHCB
 - VLT notifies the town after the property appraisal has been completed
 - VHCB studies the request, reviewing Town Plan and zoning to make sure it is compatible
 - VHCB funds the projects if it meets their criteria
 - Process going forward for EM:
 - VLT will notify the town much earlier in the project to make sure the conservation is appropriate, particularly parcels within the village boundary
- Lylehaven/Fairmont project
 - Phase 1 is complete
 - Phases 2 and 3 are on hold pending discussions with the town
 - In this case, the town was notified, but the VLT letter was not explicit on what was happening
 - Mr. Haselton noted that Fairmont received federal and state funds, but gave up ownership rights to the property along Drake Road
- All VLT projects in EM have been put on hold pending discussions with the town and the 10/10 summit
- Mr. Troia asked what knids of support the town can get from VHCB for developing senior housing, sewer, park space, etc.
 - Ms. Everhart said VHCB could partner with the town to secure funding sources, like federal funds

East Montpelier Village Master Plan: Update on September 10, 2016 "Rally for the Village"

- The Chair needs a volunteer with a truck to transport chairs and tables from the church to the hangar building – Mr. Pauly volunteered
- Parking coordination is also needed
- The PC officially thanked the Chair for all her hard work on this event

Update on the Public Service Board's Certificate of Public Good Proceedings for the BDE East Montpelier Lazar Solar, LLC Application for a 500kW Solar Array on the Cassani Property at the South End of the East Montpelier Village

Mr. Lazar called the Chair to ask if the PC would reconsider sending a letter to the PSB; the PC declined.

Update on East Montpelier Old Laperle Farm Property Committee

The committee met with Amy Macrellis from Stone Environmental. She and Seth Gardner will walk the site and dig test pits. The decision on that to do with the existing house was tabled until soil tests are completed. That area might be the site of the greatest capacity. Some land on the property has been deemed prime agricultural land by the state.

Review Minutes

August 4, 2016

Motion: I move to approve the minutes as amended. Made: Mr. Hess, second: Mr. Stout

Vote on Motion: Passed 6-0

ZA Report

7 new permits since last meeting

DRB Report

- 9/6 meeting has been postponed
- Next meeting will be in October

Other Business

- State Municipal Planning Day – September 9, 9am-3pm
 - Mr. Pauly is attending
- Need cole slaw volunteers for rally event

Motion to Adjourn. Made: Mr. Stout, second: Mr. Hess. Passed unanimously. Meeting adjourned at 9:15 p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk