

October 5, 2017

PC Members Present: Jean Vissering (Chair), Julie Potter, Mark Lane, Norman Hill, Ray Stout, Jack Pauly, Kim Watson, Scott Hess, Jay Stewart

Others Present: Kristi Flynn (Recording Clerk), Bob Bisson, Nancy Bisson, Norman LaPerle, Claire LaPerle, Doris Washburn, Ed Deegan, Annette Lawson, Kimberley Jessup, Erik Esselstyn, Virginia Burley, Carol Dickson, Bruce Howlett

Call to order: 7:00pm

Changes to Agenda – None

Public Comment – None

Presentation of the East Montpelier Village Master Plan

The Chair opened the meeting by giving the background of the plan. She mentioned the 2011 Village Study and the grant money received in 2016 to create the Village Master Plan. She noted that the different zones in the village area allow for compact growth in the village core. Ms. Potter reviewed the vision statement and the goals in the Executive Summary. She also explained the buildout analysis and reviewed the action items.

Questions/Comments:

- Was the flood plain taken into consideration with the buildout analysis? Yes, please refer to Appendix C
- Thank you to the PC for all their hard work
- Discussion on possible development on the Old LaPerle Farm property
- Is there a similar project in play for North Montpelier village? No, not yet

East Montpelier 2018 Town Plan Update: Reports on Recommended Changes to the Following Sections of the Town Plan: Agriculture, Wastewater Disposal, Appendices

Agriculture – Jay Stewart

- Remove 1988 Town Forum section except last paragraph; update conserved land figure
- 2011 EM Town Survey section – reduce length
- Current Status – change ‘over 20’ to ‘approximately 20’; re-do bulleted list
- Ms. Potter has requested an updated map
- Page 118 – remove paragraph regarding GMOs
- Discussion regarding Dairy Farming section; fewer farms, more productivity
- “Dairy farms are some of the largest employers and economic drivers in town (Fairmont Farm and McKnight Farm)”
- Farming heavily regulated by the state but not the town
- Goals/actions – boil down to a few each

Wastewater Disposal– Ray Stout/Kim Watson

- Most of the section can be removed or reduced
- History – bullet point items
- Current Status – move dated items to History; keep discussion of soils, stay on top of options/technology changes
- Add discussion on study done on the LaPerle property
- Add discussion on shared systems, particularly in the village

Appendices

- Appendix A – add section 4302 from statute
- Appendix B – keep summary, remove results; make sure summary covers everything
- Appendix C – keep
- Appendix D – remove, not useful; make sure not referenced in the text (see page 77)
- Appendix E – Yield & Isopach (change spelling)
- Appendix F – include Village Master Plan but not appendices

Look at draft sections starting at the next meeting.

Update on East Montpelier Old LaPerle Farm Property Committee

No recent meeting.

Review Minutes

September 21, 2017

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

Vote on Motion: Passed 8-0-1 (Hess abstained)

ZA Report

Forty-four permits in 2017

DRB Report

- All Together Now – preliminary sketch plan; would like to add 3 more residences; they need to come back with a professional plan
- Cote – approved boundary adjustment near Carpet Barn and approved a 2-lot subdivision on the other side of the road
- Casella gave their biennial report

Motion to Adjourn. Made: Mr. Lane, second: Mr. Hill. Passed unanimously. Meeting adjourned at 9:05 p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk