

October 20, 2016

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

Others Present: Kristi Flynn (Recording Clerk), Eric Vorwald, Gene Troia

Call to order: 8:23pm

Changes to Agenda – None

Public Comment – Mr. Troia noted that tonight's open house was a fantastic event; his only critique was more signage was needed directing people where to start

East Montpelier Village Master Plan: Review of October 20, 2016 Public Outreach Event

The open house was very well attended and many interesting conversations took place. Initial impressions from the PC:

- This is what the PC wanted, now more people are aware of the project
- Ms. Potter and Mr. Vorwald did a great job organizing everything
- Arlyn B, the EM Technology Teacher, has a pdf version of the kids' projects
- 18 questionnaires were received and many more were taken to be returned later
- Generally, people were supportive of the village ideas
- People support affordable housing
- What does ¼ acre mean for me / my neighbors?
- Water and sewer concerns
- Tax rate questions
- Mr. Troia noted that the village is a great place to develop as it protects prime agricultural land
- Kids' projects were great and teachers were very enthusiastic, should consider involving the school more

Next steps over the next 2 months:

- Mr. Vorwald will compile a summary of this event
- Next meeting 11/3 – Trails and recreation committee members
- Need to get into the nuts and bolts of zoning (i.e., setbacks and frontage) by early January
- Will have a designated village center discussion before the end of the year
- In January or early February, should have a draft plan to be reviewed; request public comments in March
- Must have a draft work project done by the end of May 2017
- Mr. Hess suggested having the PC give an update at Town Meeting, discussion about getting on the agenda
- Mr. Stout noted that it is important to see the current and proposed regulations side-by-side for comparison

East Montpelier Land Conservation Summit: Review of October 10, 2016 Event and Consideration of Future Discussions and Consideration with Selectboard and Conservation Fund Advisory Committee

The SB has scheduled a meeting on 11/21 with the SB and the Conservation Fund Advisory Committee, starting between 6:30-7:00pm at their regular meeting. The PC needs to know what its role is going forward. The SB has a summary of the summit to be reviewed and wants to decide what to do next. Some thoughts on the topic:

- Some feel there could be a housing glut if development not planned properly
- Look at the number of bedrooms not the number of houses
- As people age, they are looking for smaller, more energy-efficient houses, within walking distance of services, one-floor living
- SB requests that the PC look at land use and the current zoning districts
- Some towns separate part of a conserved parcel that could be developed; EM doesn't do this currently

Discussion on Potential Grants for Energy Planning Through the Central VT Regional Planning Commission

Tabled to a future meeting

Update on East Montpelier Old LaPerle Farm Property Committee

Holes are being dug for testing and Amy Macrellis will report back to the committee when she has results.

Review Minutes

October 6, 2016

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

Vote on Motion: Passed 7-0

ZA Report

2 new permits since last meeting

DRB Report

Nothing new to report

Motion to Adjourn. Made: Mr. Lane, second: Mr. Stout. Passed unanimously. Meeting adjourned at 9:00 p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk