

November 16, 2017

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Clerk), Bruce Howlett, Britt Hazelton

Call to order: 7:02pm

Changes to Agenda – None

Public Comment – None

Discussion with Britt Hazelton, Vermont Land Trust Farm Project Director

The Chair asked for a timeline on the Lylehaven project and wondered about any other projects in town. Mr. Hazelton stated that the Phase II and III aspects of Lylehaven are still under discussion with Fairmont. Phase I on Drake Road of 360 acres wrapped up about two months ago. Phase II is a 200-acre parcel on Lylehaven Road and Phase III is a 180-acre parcel on Clark Road. Mr. Hazelton noted that they are not planning to conserve the entire parcels, but it depends on the Hall (Fairmont) family; he plans to meet with them in January 2018. It was stated that the Phase II land is great agricultural land but is also a great place for potential development. Ms. Potter noted that the PC is updating the Town Plan and will be looking at zoning regulation updates next year. Mr. Hazelton suggested he come back early next year to continue talking about the conservation subject. If the PC members have any comments or concerns, send them directly to britt@vlt.org. Mr. Hazelton noted that affordable housing could be part of the discussion, as VHCB would be interested. There was some discussion on the PC's role in the conservation process.

Updates from Zoning Administrator

Old LaPerle Farm Property

The ZA reported that the committee has requested an extension for the grant money. The money is needed to conduct testing on the adjoining Fairmont property.

Kingsbury Storm Water Study Kick-Off

The kick-off meeting was today, 11/16. The Watershed Association has control over the Master Plan. Projects in the Central Vermont area will be scoped out and five projects from each town in the study area will be chosen to be partially designed.

Intersection Study

The final proposal for the intersection of Gallison Hill/Towne Hill/Brazier Roads will be presented at the SB meeting on November 20, 2017.

East Montpelier 2018 Town Plan Update: Review of Draft 2018 Town Plan Sections: East Montpelier and the Region, Hazard Mitigation & Flood Resilience, Water Supplies & Aquifers, Finance, Land Use Patterns & Zoning, Housing, Agriculture

Ms. Potter noted that the PC should have a discussion on air quality in the Town Plan. A decision needs to be made on whether it needs a new section or whether it can be part of another section. There is not a lot of data on the issue.

East Montpelier and the Region

- Page 2 – capitalize 'M' in Mental Health
- Page 3 – remove statutory text box – a citation on the statute will be included in the last paragraph
- Page 4 – move Areas for Review paragraphs to the Land Use section; consider adding Central VT Medical Center

Hazard Mitigation & Flood Resilience

- Language was lifted from the current Hazard Mitigation Plan (HMP); will be edited after the SB completes the new HMP
- There is currently no discussion of climate change and how it affects these hazards
- Page 6 – flip 'state' and 'new'; remove text box at the bottom of the page
- Included a policy regarding the HMP incorporated by reference

Water Supplies & Aquifers

- History – include information from the Feasibility Study; Fire District merged with the town in 2017
- Page 2 – zoning does apply to non-active SPA; change Sandy Pones to Sandy Pines
- Page 3 – consolidate Groundwater Mapping section and move to History
- Goals – remove #4 (already done); check Village Master Plan (VMP) for goals

Finance

- 2nd paragraph – change 'man' to 'person'
- Last paragraph of section – remove reference to EM Trails
- Page 4, 1st col, 2nd paragraph – remove sentence regarding tax burden
- Charts need to be created/updated
- Action – stress importance of Capital Improvement Committee reaching out to residents and other boards

Land Use Patterns & Zoning

- Change 'adopted' to 'approved' regarding the VMP

- Include language on development siting
- Remove Gallison Hill area from the Existing section as it is not an official growth area
- Organize both sections (Existing and Future) the same way
- Move Rural before Industrial
- Look at Goals and Actions from the VMP; add Policies by extracting 'shall' statements

Housing - tabled

Agriculture

- Include small section on organic farming
- Include small, medium and large farm definitions
- Acknowledge the regulatory framework for farms
- It appears that most neighbor conflicts with farms has to do with conventional farming
- Page 2 – remove 'Much of' under Dairy
- Page 3 – remove first sentence; change number of farms from 4 to 3; remove beef references from dairy section; remove yellow highlighted sentences
- Consider adding something regarding composting

Review Minutes

November 9, 2017

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

Vote on Motion: Passed 7-0-2 (Hess and Potter abstained)

ZA Report

Two new permits since last meeting

DRB Report

Nothing new to report

Motion to Adjourn. Made: Mr. Lane, second: Mr. Hill. Passed unanimously. Meeting adjourned at 9:45 p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk