

March 22, 2018

**Public Hearing**

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

Others Present: Kristi Flynn (Recording Clerk), Paul Erlbaum, Norma Raymond, Gabrielle Malina, Renee Carpenter, Michael Duane, Janice Waterman, Charles Waterman, Rachael Grossman, Michelle McFadden, Apple Faulkner, Bruce Howlett, Gene Troia, Carl Etnier, Kim Swasey, Seth Gardner, Ann Brazier, Tom Brazier, Michael Dworkin, Nona Estrin, Loring Starr, Bruce Johnson (Zoning Administrator)

**Call to order:** 7:00pm

The Chair opened the hearing with a brief presentation on the major changes to this recent draft of the Town plan. Based on the comments received at this hearing, the PC will consider revisions to the Plan. The PC plans to attend the 4/9 SB meeting to officially pass the document to the SB. The following comments were made by the public in attendance:

- Ms. Grossman – complimented the work done by the PC, it is an incredible documents
- Ms. Carpenter – complimented the PC; had some additional comments:
- EMSLI – would like more forecasting data; Chapter 2 is missing demographic trends from data from a 2008 EMSLI study (on website under Village); would like to see more comprehensive discussion on aging
- Friends of Coburn Pond – concerned with the language
- North Montpelier – appreciated that North Montpelier was included as a growth area
- Mr. Erlbaum – appreciates the shorter section on groundwater and aquifers; for Act 250, mention that water bottling has lowest priority of uses for extraction
- Ms. Starr – she likes that the maps are in one section, can the PC add page numbers to the maps? Ms. Potter will look into
- Ms. Faulkner – she had some trouble with the contrast on some of the maps, but it could be a function of the printing not online versions
- Ms. Grossman – what kind of development is planned for the U-32 growth area; the Chair noted that it is identified as a potential growth area because of its proximity to Montpelier water/sewer
- Ms. Carpenter –
  - page 30, line 8-17: requesting input of specific language (send to the Chair) and mention 41 acres under Forest Resources
  - page 32, lines 12-15: re-word, remove ‘an approved town committee’, submitted suggested language; line 29 – add Coburn Pond after North Montpelier Pond
  - page 38 – add Coburn Pond after Wrightsville Reservoir
  - add action to continue discussions on maintaining public access to Coburn Pond
- Mr. Duane – how was the priority forest area determined? The Chair noted that there were state designations, which will be more clearly stated
- Ms. Estrin – page 32, lines 23-24: mention hunting rights that were procured 15 years ago; public availability by lottery; mention VT Land Trust holds the easement for trails, right to roam and hunting
- Ms. Carpenter – would like to see us promoting our town resources; include Coburn Pond forest on page 110
- Mr. Gardner – on map 17, include acreage minimums by district; see Zoning District Regulations chart
- Ms. Starr – typo on map 17: should be Industrial District
- Mr. Johnson – Forest Block: forest and agricultural blocks are combined, not sure they can easily be separated; it would make map 11 more useful
- Ms. Carpenter – page 27: under Diverse Housing mention the rise in aging population and the need for affordable housing; it is also mentioned under Housing but would like to see it in multiple places; young families should also be a priority, consider listing categories under affordable housing
- Mr. Dworkin – include energy efficient housing
- Ms. Starr – add accessible housing
- Ms. Malina – mention walkability in the Housing section; is there anything in the plan regarding energy projects? The Chair noted preferred siting for larger energy projects is discouraged on prime ag land and encouraged in the industrial zone
- Ms. Estrin – she noted that there are three different road configurations that are used as trails, for example Brazier, Schoolhouse and Johnson roads
- Mr. Brazier – he feels scenic views are nice, but development has to happen somewhere; he feels the plan is ambiguous in some ways and will touch base with the Chair on some suggestions
- Mr. Gardner – on map 3, #18 should be Snow Tavern; add Snow Hill Road to the map
- Ms. Raymond – is there any interest in determining whether the aquifer can be contaminated? The PC talks about protecting it but there is nothing specific in the zoning regulations

- Ms. Carpenter –
  - page 78: would like to see senior housing mentioned regarding the LaPerle Farm property
  - page 89: regarding solar siting, re-word language to encourage mixed use on prime ag land; Ms. Potter stated that the PC will incorporate the final Energy Plan in the Town Plan by reference
  - North Montpelier – identify the loss of the singing bridge as cause of loss of the general store; large source of affordable housing in the village but many of the owners are aging; change the goal of looking at the village in 2018 not 2020

Public hearing adjourned at 8:34pm

### **Regular Meeting**

**Call to order** – 8:30pm

**Changes to Agenda** – None

**Public Comment** – None

### **East Montpelier 2018 Town Plan Update: Review of Feedback from March 22, 2018 Public Hearing and Discussion on Potential Revisions to Plan**

The PC will make/review revisions and approve the draft at the 4/5 meeting in order to pass it to the SB on 4/9. Ms. Potter will review the comments and send out change pages before the next meeting. She will look into demographics data that might be available. The Chair will talk with Mr. Brazier about scenic resources. The PC will try to incorporate as many of the comments as possible. Mr. Stout feels the PC needs to keep the strong language regarding solar siting.

### **2018 Municipal Planning Grant for Zoning Regulation Revisions: Selection of Candidate for Consultant to the PC**

The PC had a discussion regarding conflict of interest. Ms. Potter recused herself from the discussion but was asked to stay in the room. The PC discussed the top two candidates, particularly the differences in writing and public engagement. The PC had some concern with Brandy Saxton being a sole proprietor but was very impressed with her valuable experience with zoning. There was a brief discussion on why the PC was not choosing the other two candidates.

**Motion: I move to recommend to the SB to hire Brandy Saxton of PlaceSense to work on zoning regulations,** made by Mr. Stout, second by Mr. Hess

**Vote on Motion:** Passed 8-0-1; Ms. Potter abstained

The PC thanked Ms. McFadden for being part of the process.

### **Update on East Montpelier Old LaPerle Farm Property Committee**

No update

### **Review Minutes**

March 1, 2018

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

**Vote on Motion:** Passed 9-0

March 15, 2018

**Motion: I move to approve the minutes as written.** Made: Ms. Watson, second: Mr. Hill

**Vote on Motion:** Passed 9-0

### **ZA Report**

The DRB will be three members short for the meeting on 4/3, if any PC members would like to volunteer. There will be four hearings plus a sketch plan review. Mr. Hess volunteered to attend the meeting.

### **DRB Report**

See above

### **Other Business**

Planning & Zoning Roundtable Series – hosted by the CVRPC on 5/30 from 6-8pm at CVRPC's office on Main Street in Montpelier. The series is free to members.

**Motion to Adjourn.** Made: Mr. Hess, second: Mr. Lane. Passed unanimously. Meeting adjourned at 9:35p.m.

*Respectfully submitted by Kristi Flynn, Recording Clerk*