

July 5, 2018

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Clerk), Gabrielle Malina, Lindy Biggs, Brandy Saxton, Renee Carpenter

Call to order: 7:01pm

Changes to Agenda – None

Public Comment – Ms. Carpenter noted that the Coburn Pond Act 250 project should be closed out soon. Currently there are two violations of the court-ordered permit: there should have been no excavation and the snow trail is under water $\frac{3}{4}$ of the winter. Ms. Carpenter wondered if the PC is interested, as a statutory party, in enforcing the terms of the permit as legally required. The PC is interested and will review a draft of a letter that Ms. Carpenter plans to prepare for the 7/9 SB meeting. The issue will be added to the 7/19 PC agenda.

2018 Town Plan Regional Approval Status

The Town Plan has been adopted by the town. It will now go to the CVRPC sub-committee, who will hold a public meeting and review of the plan on 7/10 at 6pm, before making a recommendation to the full board at 7:15pm.

Zoning Update: Discussion with Brandy Saxton, PlaceSense about Draft Zoning Districts

The PC discussed the draft zoning districts suggested by Ms. Saxton. She suggests nine districts instead of the current five.

Following are the discussion points:

- Three village districts
 - Business core
 - Mixed use – more diverse uses
 - Residential – higher density, need more infrastructure, could be expanded
- Two business districts
 - General – includes all industrial zone
 - Rural – more retail component
- Four rural districts
 - Hamlet – existing villages, could be used to encourage similar development
 - Residential – situated along most paved roads, encourage as much density as land supports
 - Conservation – primarily conserved and public land
 - Agricultural – land that is left over, not often served by main roads, will be a challenge to figure out density
- Village discussion
 - Keep scale in mind when thinking about development
 - Ms. Vissering would like to expand the Village Mixed Use to the Upper Village, similar to the Village Master Plan; would like to see a tighter connection between the village/school and upper/lower village
- Discussion regarding Village Mixed Use (VM) versus Village Business (VB)
 - Building footprint: VM = 4500 sf, VB = 6000 sf
 - Design standards: VM = sloped roof, VB = entrance face road
 - Uses – VB = larger-scale conditional uses, different impact of uses
- Setbacks
 - Respond to the lot size and historic patterns in the village
 - No need to push development back from the road as this just requires longer driveways
 - Smaller setbacks would minimize the number of non-conformities
 - PC would like to see some photo examples – Ms. Saxton will forward a Montpelier slide show
- Design standards
 - These standards apply to commercial uses, not single or double family homes
 - They get applied through site plan review
- Gallison Hill
 - Mr. Hess wondered if we should add this area as a Rural Hamlet
 - The proposed regulations will allow the owner to do other things with his property, particularly PUDs with higher densities
- Village Residential
 - Expand along Route 14 through the Upper Village

- Hamlets
 - Center Road and North Montpelier are not similar
 - Center Road area could be Rural Residential; setback changes will give owners more flexibility
- General
 - Density averaging
 - Example: 10 acre lot, with a 2-acre building lot close to the road
 - Is 10 acres too high?
 - Should Rural Residential be expanded?
 - Encourage residential on agricultural land if roads can accommodate more development

Ms. Saxton will tweak the map based on the discussions tonight and re-send to the PC. At the next meeting, the PC should discuss density issues, discuss where Rural Residential should be and go through district standards and uses.

Updates

- Energy Committee –
 - The Chair noted that the plan must be adopted with the Town Plan; it will now need to be an amendment to the plan, which will take approximately 6 months to complete. She also noted that the regional energy plan has been adopted.
- Old LaPerle Farm Property Committee –
 - No update
- CVRPC –
 - Regional plan was adopted with the regional energy plan
- State Permit Applications –
 - Enforcement action has begun for the landowner in town under the state and the town
 - Applicant entered a full Act 250 application
 - PC can comment on the application but agreed not to

Consideration of PC Letter of Support for EM Recreation Board Project to Improve the EM Recreation Field's Entrance

Area

The Rec Board is applying for a 50/50 grant to raise and re-build the entrance area to the Rec Field. The grant application has a July 31 deadline.

Motion: I move to support the Recreation Board's grant process. Made: Mr. Stout, second: Ms. Watson

There was some discussion regarding keeping or removing the chain link fence to keep balls and children out of the road; the PC feels the board members understand the issue and will deal with it appropriately.

Vote on Motion: Passed 9-0

ZA Report

Eight new permits since the last meeting; 28 permits in 2018.

DRB Report

Next meeting is scheduled for July 10, for a setback variance

Review Minutes

May 17, 2018

Motion: I move to approve the minutes as written. Made: Mr. Lane, second: Mr. Stout

Vote on Motion: Passed 8-0-1 (Mr. Stewart abstained)

Other Business

The Chair noted that Municipal Grant application schedule is open and Ms. Saxton recommends that we apply for additional funds to complete the zoning regulation process.

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

Respectfully submitted by Kristi Flynn, Recording Clerk