

July 19, 2018

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

Others Present: Kristi Flynn (Recording Clerk), Lindy Biggs, Art Chickering, Britt Haselton, Greg Western, Bruce Howlett

Call to order: 7:01pm

Changes to Agenda – move DRB Report first

Public Comment – None

DRB Report

Mr. Hill explained the issue that the DRB dealt with at the last meeting. A disabled resident wanted to build a carport on the back of his house by his kitchen door, but the entire house is within the rear setback. The current regulations do not specifically deal with this situation. The PC discussed including rules against discrimination and including language regarding hardship. The Chair will mention to Ms. Saxton that the difference between a waiver and a variance is confusing.

Zoning Update: PC Discussion about Draft Zoning Districts

The PC discussed the presentation by Ms. Saxton at the last meeting. The Chair asked for questions/comments:

- Maximum density vs. minimum lot size
 - Must have tracking system or make sure it's in the deed; bookkeeping issue
 - Non-conforming existing lots; can this make them conforming
 - PC agrees with the general concept
 - Putting language in the deed puts the onus on the buyer/seller not the town
- Overall comments
 - Too many districts
 - Lot sizes seem arbitrary; some too big, some too small
 - PC doesn't understand the distinctions between the different districts, particularly in the village
- Rural Conservation (RC) District is confusing
 - It appears to show wetlands and permanently conserved land
 - The PC would like to see it connected across County Road to be contiguous
 - Mr. Stout feels this is a good visualization of what is already there; what else is there and what is the rationale
 - Ties into lot size and density
 - RC proposed minimum is 20 acres: is this too big? This would keep more open land in the district
 - The PC considered maintaining the 7-acre minimum

The Chair will ask Ms. Saxton to come to the second meeting in September so that the PC can continue the conversation on districts.

Discussion of Fairmont/Lylehaven Conservation Project, Phase II

The applicants came with a more fleshed out proposal and are seeking the PC's support before getting an appraisal. The map does not yet show the Cross VT Trails as they are working on the precise corridors. Mr. Haselton asked the PC if the current Industrial Zone is an appropriate location for this permanent conservation. The map depicts riparian buffer zones of 50 feet around each waterway along with wetland protection zones. There is a farmstead complex around the existing buildings of about 19 acres that is part of the conservation; the conservation deed will make it difficult to put any new structures outside of this complex. There is a 0.6-acre exclusion and a 6-acre exclusion along Route 14 that are not part of the conservation proposal. There is uncertain ownership of a 4.5-acre parcel next to the Winooski River; if it is determined to be part of Fairmont's land, it will be included in the conservation with a 50-foot buffer.

Mr. Western discussed the three trail options.

Mr. Howlett noted that this property is important for agricultural conservation because the well-drained, sandy soils are the best in East Montpelier for growing crops.

VLT is looking at getting the appraisal this fall; it is difficult to make changes after the appraisal. They will apply to VHCB for funds in the spring and will officially need the town's support at that time. Because of the current industrial zoning, VHCB required letters of support from both the PC and the SB. VLT will probably come to the town for financial support, as well.

Mr. Stout fully supports the project as this has been a farm, will probably always be a farm and they carved out a parcel along Route 14 as requested. Answering a question about the grand list, this conservation will not change the assessed value.

Motion: I move to approve the Fairmont/Lylehaven Phase II project as presented with a permanent trail easement to be determined. Made: Mr. Hess, second: Ms. Vissering

Vote on Motion: Passed 7-0

Coburn Pond Enforcement Support Letter

The PC reviewed the letter that was written by Renee Carpenter and signed by the SB Chair, Seth Gardner.

Motion: I move to authorize the PC Chair to sign the Coburn Pond Enforcement Support Letter for the PC. Made: Ms. Vissering, second: Mr. Hess

Vote on Motion: Passed 7-0

Updates

- Town Plan Regional Approval –
 - The CVRPC formally approved the EM Town Plan
- Energy Committee –
 - No update
- Old LaPerle Farm Property Committee –
 - Meeting on Monday
 - Discussion on letter to VHCB relinquishing the remaining grant funds
- Central Vermont Regional Planning Commission –
 - Have officially adopted the regional plan along with the regional energy plan

ZA Report

Three new permits since the last meeting

DRB Report

Fairmont Farms subdivision hearing will be re-opened; they need access to a lot that will not be merged with an existing lot.

Review Minutes

July 7, 2018

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

Vote on Motion: Passed 7-0

Motion to Adjourn. Made: Mr. Stout, second: Mr. Hess. Passed unanimously. Meeting adjourned at 9:10p.m.

Respectfully submitted by Kristi Flynn, Recording Clerk