Minutes of the East Montpelier Planning Commission

DRAFT COPY

January 31, 2019

PC Members Present: Julie Potter (Chair), Jack Pauly, Scott Hess, Jean Vissering
Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Brandy Saxton, Gabriella Malina

Call to order: 7:07pm
Changes to Agenda – no review of minutes without a quorum
Public Comment – None

Zoning Update: Continued Discussion of Draft Zoning with Brandy Saxton, PlaceSense
The PC continued the review of Chapter 2 – Zoning Districts.
210 – Base Zoning Districts

- 2103 – Residential 2 (RL2)
  - Comprises the areas around the village, U-32, North Montpelier and the Center
  - A – purpose – higher density residential, ½-acre lots, low-impact, non-residential uses allowed
  - PC agreed to add part of the LaPerle Farm property – part in Res 2 and part in Mixed Use 4
  - Lower village
    - PUD in this district? Cottage cluster would work
  - Area around U-32
    - Ability to increase density, close to Montpelier hook-up for water and sewer
    - Campus development could give flexibility for a small sandwich shop, office space, etc.
  - Center Road
    - Follows current development pattern
    - Discussion of boundary of the center area – include 4 properties up to Dodge Road, including cemetery
  - North Montpelier
    - Includes only properties that front Route 14 or Route 214
    - No commercial structures currently in the area
  - Upper village
    - Some changes to lot inclusion were made at the last meeting
- 2104 – Business 2
  - Comprises the area between Route 2 and 14; mix of industrial & commercial uses
  - Includes Mekkelsen's along Route 2
  - Much of the area is in the floodplain
  - The lot beside Mekkelsen's could be a great business location; leave in the Business 2 district
  - A – purpose – intent is to discourage new residential uses; existing residences are permitted and conforming
  - PC agrees to leave boundaries are proposed
  - E – design standards are strongly encouraged; Ms. Saxton has photos that might be helpful
  - Merged industrial and commercial zones gives flexibility for more uses
- 2105 – Rural 2
  - Comprises areas along main, paved roads outside the village; took constraints into consideration
  - Commercial uses are conditional; vehicle sales and service are not currently listed
    - These types of existing businesses in this district would fall under Section 310 – Nonconformities
    - The PC discussed an overlay district for the businesses along Route 2
    - The PC decided to change the properties from the storage units to Plainfield Hardware, including Carpet Barn and Furniture Barn to Business 2; Blueberry Hill will be carved out into Rural 2
  - This district has a less-friendly character
  - The PC will review the setbacks at a future meeting
  - Along Route 14, for Fontaine's, sawmills could be added to conditional use; for Bragg's, they fit under on-farm business
  - The PC discussed allowing retail sales and restaurants in Rural 2; re-visit at the next meeting
  - Ms. Saxton suggested reviewing commercial uses to see what you want in this district

The PC will pick up with Rural 2 at the next meeting.

Discussion of Additional Special Meetings
The PC will discuss having additional meetings in February to catch up with the zoning review when more PC members are present.

Review Minutes
January 17, 2019
Tabled to the next meeting.

Meeting was adjourned by consensus at 9:10p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary