

March 7, 2019

PC Members Present: Julie Potter (Chair), Jean Vissering, Kim Watson, Jay Stewart, Scott Hess, Zach Sullivan

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Brandy Saxton (on phone at 8:15pm), Betsy Bishop, Nancy Creswell, Clarice Cutler, Glenn Weyant

**Call to order:** 7:05pm

**Changes to Agenda** – None

**Public Comment** – None

**Welcome New Planning Commission Member**

The Chair welcomed the newest PC member, Zach Sullivan.

**Discussion with Applicants for Planning Commission Vacancy**

The PC held a discussion with four residents who expressed interest in the PC vacancy. The Chair explained that someone would be appointed by the SB for the vacant position until the next election. Betsy Bishop, Nancy Creswell, Clarice Cutler and Glenn Weyant discussed their backgrounds, strengths and interest in planning. Two residents have lived in town for many years (Betsy and Nancy) and two residents are new to East Montpelier (Clarice and Glenn). The PC reviewed the resume of Siu Tip Lam, who was unable to attend the meeting. The Chair noted that Gabrielle Malina is stepping down from the steering committee because she is moving to Calais.

**Motion: I move to go into executive session to discuss a personnel matter. Made: Mr. Hess, second, Ms. Vissering; motion passed unanimously**

PC entered executive session at 7:37pm; PC exited at 8:15pm

Action Taken:

**Motion: I move to authorize the Chair to recommend Sui Tip Lam to the SB for appointment to the PC until the next election.**

Made: Mr. Hess, second: Ms. Watson

**Vote on Motion:** Passed 6-0

**Motion: I move to authorize the Chair to offer any of the other candidates a position on the Zoning Regulation Steering Committee. Made: Mr. Hess, second: Mr. Stewart**

**Vote on Motion:** Passed 6-0

**Zoning Update: Continued Discussion of Draft Zoning with Brandy Saxton, PlaceSense**

The PC continued the review of Chapter 2 – Zoning Districts, starting with Section 220 – Overlay Zoning Districts  
220 – Overlay Zoning Districts

This is mostly federally mandated language. B, C and D are unchanged from current regulations and there are no differences in the maps and boundaries of the flood area.

- E – includes interior renovations to structures
- F – state requirements
- G – same as current regulations
- H – exempt development – includes some expansion and clarification; clarifies recreation and restoration projects as exempt
- I – prohibited development
  - 1-3 are the same as the current regulations
  - 2 – follows state standards regarding oil and fuel storage
  - 4-5 – not as strict as current regulations; will include illustrations regarding flood fringe and floodway
  - 5 – Ms. Saxton will work to clarify the language
- The major difference in the section is that fill is no longer prohibited.
- K – if development is allowed in the underlying district and not prohibited, conditional use review is not needed; this is an important change in approach; the PC asked Ms. Saxton to review the diagram on floodways in the current regulation's definitions
- L – floodway means areas with running water; most development is prohibited but some flexibility is given
- M – flood fringe (former floodplain) standards
  - 1 – creates ability to move floodwater storage
  - 3 – changed to 2 feet above base flood elevation (BFE); the current regulations are 1 foot
  - There was discussion regarding residential versus non-residential minimums; most PC members felt residential structures should meet higher standards
  - The PC decided to leave the minimum at 2 feet above BFE
- 4-9 – includes mostly statutory language

- N-S – administrative section is generally the same as the current regulations
- T – definitions are specific to the flood hazard area, which is consistent with the current regulations

The PC will pick up with Section 2202 – River Corridor Overlay.

**Updates**

- Hazard Mitigation Plan – the ZA reported that there is an online survey and all are encouraged to take it; the first meeting on the plan will be at the SB meeting on 3/18 and all PC members are welcome to attend
- Energy Committee – no update
- Rural Roads Vegetation Assessments PAC – Ms. Vissering reported that the grant has been received; the focus will be on ash tree inventory; Paul Cate is the coordinator and there were four people at Town Meeting that expressed interest in the project
- Old LaPerle Farm Property Committee – Mr. Sullivan reported that the committee is looking at selling off most of the land except the lower portion towards the intersection for a possible town office; there is some talk of a PUD on the upper portion where the land perks well but the property is topographically-challenged

**ZA Report**

No update

**DRB Report**

March 12<sup>th</sup> meeting was cancelled for lack of quorum, not sure when the next meeting will be

**Review Minutes**

February 28, 2019

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

**Vote on Motion:** Passed 6-0

**Other Business**

- Training – Community and Economic Forum, March 27, 2019, Burke Mountain – let the ZA know if interested in attending

**Motion to Adjourn.** Made: Mr. Hess, second: Ms. Vissering. Passed unanimously. Meeting adjourned at 9:25p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*