

Minutes of the East Montpelier Planning Commission

APPROVED 7/11/19

June 27, 2019

PC Members Present: Julie Potter (Chair), Jean Vissering, Zach Sullivan, Siu Tip Lam, Mark Lane, Jack Pauly, Kim Watson, Scott Hess

Others Present: Kristi Flynn (Recording Secretary), Brandy Saxton, Lindy Biggs, Clarice Cutler

Open House convened at 7:10pm. Open House adjourned at 8:15pm.

PC Meeting

Call to order: 7:12pm

Discussion Open House Feedback

There were about 28 people at the last open house on 6/20. Following are the discussion points:

- Make it clear to residents that districts were changed 10 years ago
- Major changes were done – some re-districting along boundary lines, floodplain was re-drawn
 - Because people are asking why we are doing this, it is best to not use that re-districting hasn't been done for a long time as the rationale
 - Ms. Vissering noted that the districts weren't looked at in-depth at that time
- 11 questionnaires have been returned and tallied
- Regarding Alternative A, the PC received an earful on the proposed zoning on Center Road; there is grave concern over ½-acre minimums; most felt 2 acres would be better
 - The idea was to make the area feel more like a unique village
 - Residents already feel that it is distinct
 - Many lots are non-conforming; this could bring many into conformance
 - Residents don't want higher density

Review Minutes

June 20, 2019

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

There was some discussion regarding making sure that residents understand these options are not set in stone.

Vote on Motion: Passed 8-0

Other Business

North Montpelier Opportunity

The Chair reported that North Montpelier has most of the multi-family affordable housing in town. Many of the properties are owned by the same person and have not been well maintained. The properties are now up for sale and if they are torn down, it could be a problem for the town regarding affordable housing. The Chair noted that we could apply for another Municipal Planning Grant but it is not a super strong application. The CVRPC suggested applying for the village center designation for North Montpelier, which might open up opportunities for grant funds to rehab the buildings for the new owners(s). For the designation, the PC would apply to the State, who vets it and sends it to the Down Street Board for approval. This process could be done by August. The PC members had the following questions/comments:

- How many buildings and units are involved?
- Talk with the VHCB regarding a feasibility study
- Has EMSLI thought about this area

The PC agrees to move forward on the village center designation process. The Chair will work with a subcommittee to get the application completed.

Motion: I move that the PC apply for the village center designation for North Montpelier with the Chair appointing a subcommittee. Made: Ms. Vissering, second: Mr. Hess

Vote on Motion: Passed 8-0

Questionnaires

The PC discussed setting a deadline of the end of July, though all feedback is appreciated after that. The PC will discuss what they want to do about the districts at the July meetings. The Chair noted the size of the lots on Center Road should be discussed.

Information from Ms. Saxton

The PC members requested the following information from Ms. Saxton:

- In RL10, how many parcels can be subdivided and developed
- At the 7/11 meeting, review comments/feedback received, which will shape how we move forward
- In Bus2, can we allow more residential uses or have business uses allowed in another district

- Ms. Saxton noted that the business component could be on an adjacent lot; she has revised the on-farm business language and some other disconnects
- Clarify the differences between Nursery and Lawn and Garden Sales
- Small versus large repair services – depends on the size and scale
- Home Business/Occupation is confusing
 - Allowable in most districts
 - Discussion of how to explain it
 - Do an inventory of what's in town right now, with specific examples
- Grandfathered businesses – can move towards conformity, not away from it

Motion to Adjourn. Made: Mr. Lane, second: Ms. Watson. Passed unanimously. Meeting adjourned at 8:15p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary