

July 25, 2019

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Clarice Cutler, Erik Esselstyn

Call to order: 7:04pm

Public Comment: Ms. Vissering wants to acknowledge the passing of long-time PC member, Tim Carver. He was an important part of our town and a longtime member of the PC and the CVRPC. He will be missed.

Addition to Agenda: Lylehaven conservation project

Consider New Feedback on Draft Zoning Districts

The PC members considered the concern from the residents on Center Road; they are consistently against higher density in the area.

Discussion on Revisions to Draft Zoning Districts and Next Steps

The PC reviewed the topics discussed by the Steering Committee.

Issue 2) The Chair wondered if the PC should think about doing phased work, dealing with the village first. She is afraid there are enough things that people don't like to jeopardize things people do like. It is important to focus on the big picture before doing the phases. Some members feel like it would be too confusing to do the regulations in phases. It was felt that conceptually we planned to deal with the village first, possibly with a village overlay.

The PC suggested looking at the 7-acre zone; the RL-10 district is not one size fits all for the conserved land. Not all of the PC members see the proposed regulations as encouraging business growth in the town. The Chair noted that parking in the village needs to be dealt with. Maybe look at things that have support first then work at explaining the additional changes. Some may see it as too much change; there is not much room or development in the village without new infrastructure. Some of the PC members are comfortable with the draft zoning regulations but maybe should look at increasing the lot sizes in some areas, tweak some of the details. The ZA noted that he is concerned that the whole document will be voted down. The PC discussed starting with Ms. Saxton's draft and removing and changing pieces that don't work for the town; it may be overwhelming but we should keep moving forward. The Chair noted that she has been attending SB meetings on a monthly basis. The SB is split over the draft regulations and the current version will probably not pass. The Chair summarized the meeting to this point as the PC agreeing to move the regulations along as one block, looking at everything conceptually first before getting to the details.

Issue 3) Zoning in North Montpelier – should the PC start a planning study? Ms. Vissering noted that Laura Brown is willing to be involved. The PC discussed re-zoning the area to be a village, with mixed use development. The main difference would be 1-acre versus ½-acre minimums. Mr. Esselstyn stated that he likes the idea of clustering in North Montpelier. He sees radical changes ahead regarding energy and oil. Water and sewer are also important considerations. Mr. Esselstyn is happy to help get North Montpelier residents together to talk about the regulations and get feedback; he noted that residents miss the general store and post office. Designated Village Center – the Chair outlined the benefits of making upgrades to historical structures; it also helps with securing state grant funds.

Issue 4) Zoning of Northwood Apartments – the 86 acres are currently in Zone D; the area is in Res2 in the draft regulations. The area has sewer but no right to expand (Plainfield). Res2 rules out most commercial uses. The PC supports the draft zoning that reduces lot size; this area could be zoned RL2 to not appear to be spot zoning.

SignPost Article

The SignPost is not looking for an overall statement from the PC. They instead want individual's views on the vision for East Montpelier.

Discussion about North Montpelier Village Designation Application

The application came together very quickly. The Chair, the ZA and Ms. Cutler toured North Montpelier with Richard Amore. The SB approved the application at their last meeting. The PC reviewed the application, which includes a map that shows the mixed use development.

Motion: I move to endorse the application for Designated Village Center for North Montpelier. Made: Ms. Watson, second: Mr. Lane

Vote on Motion: Passed 6-0

Consideration of Support Letter for Recreation Board's Grant Application

The Rec Board is looking for bleachers, fencing and soccer goals. The town is paying for new trees along the road. The Rec Board is asking for letters of support from the SB and the PC.

Motion: I authorize the Chair to sign the letter of support for the Recreation Board. Made: Ms. Vissering, second: Ms. Watson

Vote on Motion: Passed 6-0

Lylehaven Conservation Project

The Chair wondered if the PC wants more information on the project and have Fairmont/VT Land Trust come back to the board. They want a letter of support in September in order to complete the project. The PC agreed that no new information is needed; the ZA will draft a letter of support for approval at the first September PC meeting.

Updates

- Hazard Mitigation Plan – the plan has been completed and the SB has approved it; the plan will be submitted to VT Emergency Management who will send it on the FEMA; there is a one-month comment period that starts tomorrow
- Energy Committee – no update
- Rural Roads Vegetation Assessments PAC – Ms. Vissering reported that the ash tree mapping is done; most of the data is in and a meeting needs to be scheduled; Ms. Vissering felt that probably 20 people were involved in the surveying or serving on the committee
- Old LaPerle Farm Property Committee – no new update; meeting on August 12 at 7pm, no agenda yet

ZA Report

2 new permits since last meeting

DRB Report

No meeting in August.

Review Minutes

July 11 2019

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

Vote on Motion: Passed 6-0

Training/Conferences

- Vermont Community Leadership Summit, Vermont Technical College, Randolph, August 12 – if interested let the ZA know

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

Respectfully submitted by Kristi Flynn, Recording Secretary