

September 5, 2019

PC Members Present: Julie Potter (Chair), Siu Tip Lam, Mark Lane, Jack Pauly, Kim Watson, Zach Sullivan, Scott Hess
Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary), Clarice Cutler

Call to order: 7:00pm

Public Comment: None

Addition to Agenda: None

Cell Tower

The Chair notified the PC of a cell tower project in the EM Center. Community not happy about it. AT&T wants to build a cell tower and a landowner in EM Center is willing to look into it. Corner of Bliss and Center Road. Chair wants to let PC members know of project. Currently no application has been submitted to the Public Utilities Commission. If and when it is submitted, regulations provide that the Selectboard and PC has right to comment on the application. Community members may want the PC to weigh in on project via comments.

Discussion with Applicants for Planning Commission Vacancy

Ms. Cutler is the only applicant. She believes that being on the Steering Committee was a good way to start and she feels she can participate in the good work the PC does.

Recommendation to Selectboard for Planning Commission Vacancy

Motion: I move to recommend to the SB to appoint Clarice Cutler to the Planning Commission. Made: Mr. Hess; second: Ms. Watson

Vote on Motion: Passed 7-0

Consider New Written Comments on Draft Zoning Districts

The PC members considered the additional concern from the residents on Center Road; they are consistently against higher density in the area. Some members of the PC believe that no changes should be made in the Center Road area, as the most of the comments received are overwhelmingly against any changes.

Continued Discussion on Revisions to Draft Zoning Districts

The PC continued reviewing the topics discussed by the Steering Committee. The Chair would like the PC members to consider how current applications would work under the proposed regulations.

Issue 5) Proposed RES2 for Gallison Hill area

- Discussion regarding expanding the area to Towne Hill Road; don't cut parcels in half
- Is it possible to connect to Montpelier sewer and water – need to be a contract between East Montpelier and Montpelier
- Do we want to encourage growth here – conceptually, yes
- Consider increasing minimum lot size from ½-acre to 1 or 2 acres
- Consider expanding permitted uses; more in line with what is there now
- Suggestion – move RL10 area into RES2 or RL5 so the map doesn't look so busy

Issue 6) Proposed RES2 for Center Road

- Residents do not support the ½-acre minimum lot size
- Hamlet identity – mostly agricultural
- Less dense – many lots would remain non-conforming
- ZA asked that the PC consider relaxations that are already in place
- Suggestion – make it RL2, the same as the surrounding area, which wouldn't disrupt what is happening now
- Discussion regarding making it a distinct zone or blend it in with the surrounding area
- Make sure whatever happens it doesn't create the need for more waivers
- Slight PC lean towards combining with surrounding area

Issue 7) RL2 along Route 2, Route 14 and Route 214

- It is more in line with what is there now
- Consider not breaking up Bus2 areas that are also along the major paved roads
- PC members agree that 2-acre minimum makes sense along the state highways
- Ms. Watson would like to see more permitted commercial uses
- Make districts along parcel boundaries, whenever possible

Consider Support Letter for Fairmont Conservation Project

The VLT needs the letter of support in order to apply to VHCBC for funds, because the parcel is in the Industrial Zone not Agricultural Zone.

Motion: I move to accept the letter as drafted and authorize the Chair to sign the letter of support for the Fairmont Conservation Project. Made: Ms. Hess, second: Ms. Watson

Vote on Motion: Passed 7-0

Updates

- Hazard Mitigation Plan – submitted to Vermont Emergency Management for 30 days of comments; some comments have been received and revisions will be made; process is moving along
- Energy Committee – no update
- Rural Roads Vegetation Assessments PAC – Mr. Lane reported that the fieldwork is done and now a meeting needs to be scheduled
- Old LaPerle Farm Property Committee – August meeting was postponed, re-scheduled for September 16

ZA Report

- 8 new permits since last meeting, 45 permits for 2019
- Chase and Chase have five subdivisions in the works
- Recreation Board is coming back to the DRB regarding their shed on the Rec Field

DRB Report

- Approved Faulkner/Guion subdivision amendment
- Approved change of use for Vermont Country Campers for a building on Packard Road to be used for RV service
- Approved two waivers – Templeton Road (Morrison/Ollin) and Coburn Road (Ebert/Granger)
- Sketch plan on re-instatement of Thornton subdivision
- Conceptual plan review – Mr. Stetter purchasing 2 lots on L Brown Drive, access off Elisha Smith; proposing a 4-unit building

Other Business

There is a commuter bus (RCT) line being planned from Hardwick to Barre along Route 14. They are coming to the SB on 9/23 with a presentation of the project.

Review Minutes

July 25, 2019

Motion: I move to approve the minutes as written. Made: Mr. Lane, second: Ms. Watson

Vote on Motion: Passed 6-0-1 (Mr. Hess abstained)

Training/Conferences

- VPA Fall Workshop, September 27, Randolph
- State Government Municipal Day, October 25, Montpelier (also other locations and dates)

Let the ZA know if interested in either training session.

Motion to Adjourn. Made: Mr. Hess, second: Mr. Lane. Passed unanimously. Meeting adjourned at 9:05p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary