

September 19, 2019

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

Others Present: Bruce Johnson (Zoning Administrator), Kristi Flynn (Recording Secretary)

**Call to order:** 7:00pm

**Public Comment:** None

**Addition to Agenda:** Act 250 applications

**Welcome New Planning Commissioner**

Welcome to Clarice Cutler, who was just appointed by the SB.

**Continued Discussion on Revisions to Draft Zoning Districts and Next Steps**

The PC reviewed the topics discussed by the Steering Committee.

Issue 9) Towne Hill Road and Cherry Tree Hill in RL2

- Suggest having informal conversations with residents
- Generally it makes sense because Towne Hill is a major connector road; no support along Cherry Tree Hill
- Area between Towne Hill and Cherry Tree Hill: should we leave as 3-acre minimums because it is fully developed
- Should we keep as RL2 or same as surrounding area: the PC agreed to make it the same as surrounding area

Issue 10) RL2 along County Road

- Want more density along paved roads
- Very little land that can be developed; same as Towne Hill Road
- Little support on the PC for keeping as RL2
- Should we keep as RL2 or same as surrounding area: the PC agreed to make it the same as the surrounding area

Issue 11) RL2 along Center and Barnes Roads

- Option is RL2 or whatever the light green turns out to be (RL3 or RL5)
- Consider separating the two areas; review the hamlet definition and area
- Consider RL2 on Cutler Heights
- Should we keep as RL2 or same as surrounding area: PC was evenly split on the issue

Issue 12) RL10

- Originally set out as conserved land, forest blocks and high quality ag land
- PC reviewed Map 11, Significant Forest Blocks
- Look at the boundaries first; conserved land doesn't necessarily need to be in RL10
- Discussion on what is wrong with Zone E as it is currently
- Ms. Watson suggested keeping Zone E as RL5
- The Chair noted that the data set that Ms. Saxton worked with is not entirely accurate
- Discussion regarding Zone E versus RL10; remove small islands of RL10
- Ms. Cutler suggested making RL10 RL7 instead
- Straw poll on preferences: RL10 – 0; RL7 – 5; less than RL7 – 3

**Act 250 Applications**

The PC has standing in two hearings: Cote-Wong and Cross VT Trails. The Cote-Wong comments are due soon but it is an amendment of an existing permit. The DRB had approved a subdivision in the river corridor. The PC agrees to not weigh in. There is no action needed for the Cross VT Trail hearing.

**Updates**

- North Montpelier Village Center Designation – the application will be considered on 9/23; Richard Amore is recommending approval
- Hazard Mitigation Plan – the CVRPC staff has reviewed the comments and drafted text to address the comments
- Energy Committee – no update
- Rural Roads Vegetation Assessments PAC – Ms. Vissering reported that the group is now coming up with a plan to look at the ash trees that were inventoried along the roads.
- Old LaPerle Farm Property Committee – still working with Marc Fontaine, who would like to buy 30 acres or more for tiny homes

**ZA Report**

6 new permits since last meeting. The Recreation Board is coming to the DRB for a shed amendment; 7 red maple trees will be planted on 10/31.

**DRB Report**

A volunteer is needed for the 10/1 DRB meeting.

**Review Minutes**

September 5, 2019

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

**Vote on Motion:** Passed 8-0

**Training/Conferences**

- VPA Fall Workshop, September 27, Randolph
- AVCC Conservation Summit, September 28, Ripton
- CVRPC Energy Roundtable, October 2, Montpelier
- State Government Municipal Day, October 25, Montpelier (also other locations and dates)
- If interested let the ZA know

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

*Respectfully submitted by Kristi Flynn, Recording Secretary*