

October 17, 2019

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

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

Call to order: 7:00pm

Public Comment: None

Addition to Agenda: None

Continued Discussion on Revisions to Draft Zoning Districts

Issue 18) Support concept of having BUS3 (commercial/industrial district) between US2 and VT14S

- No new residential, mostly commercial/industrial uses
- Not many comments from residents regarding this district
- Some PC members would like to see this district as commercial/residential with more mixed uses; others feel the town needs a place for industrial uses that are not compatible with residential uses
- The SB feels that there isn't enough space for business; the town is less desirable because EM can't provide water/sewer
- Some members like the idea of an industrial-only zone
- Consider one business district with a wider range of uses
- The PC learned that there are 12 houses currently in the proposed industrial district; most of the change is along Route 14S
- Sense of the PC: Yes – 6, No – 1, Not sure – 1

Issue 21) Support concept of having a BUS2 (commercial) district on US2 near Plainfield

- Commercial district allowing residential uses
- Sense of the PC – Yes – 9, No – 0

Issue 22) Support concept of having a BUS2 district on US2 south of East Montpelier

- Includes Mekkelsen's RV
- Some PC members are okay with the concept of more development in the center and more rural as you go out
- Leaves room for expansion of current businesses
- PC discussed expanding the boundary up Towne Hill to encompass businesses there
- Sense of the PC: Yes – 9, No – 0

Issue 24) Support concept of having BUS2 district on VT14 north of East Montpelier village

- Includes Fontaine's and Bragg's
- Consider looking at Rural 2 to see if more business uses can be added
- Sense of the PC: Yes – 9, No – 0

Issue 25) Support concept of having BUS2 on County Road

- Includes Morse Farm
- Burr Morse noted that he would prefer not to be in a business district; wants to remain a farm
- Only other businesses in the proposed district are home businesses
- Some comments received from residents disliked this district
- Consider putting in a zone that accommodates retail
- Sense of the PC: Yes – 1, No – 8

Issue 26) Support concept of proposed BUS2 district boundaries

- North of the village on VT14
 - Bring the boundary south to MU4 boundary
 - Add small piece to BUS2 – PC agreed unanimously
 - Add small piece east of US14 to MU4 district – PC agreed unanimously
 - This would increase more flexibility along VT14
- ZA would like to see BUS2 district all the way up VT14 to North Montpelier
- PC discussed adding more uses in Rural2
- Make sure north boundary is along lot lines

The PC wondered if they could get an updated map with all the changes they've discussed. The Chair will ask Brandy, but she feels we need to be further along. The Chair will ask Brandy for a shape file that can be manipulated and ask CVRPC for a blank map and existing districts.

Updates

- Hazard Mitigation Plan – draft has been approved by the SB and will go back to VEM next week; VEM will forward to FEMA and the approval should be back in 1-6 months
- Energy Committee – no update
- Rural Roads Vegetation Assessments PAC – Ms. Vissering reported they are close to having a draft plan; they had a meeting last week and are actively looking for people to cut down trees; there are grant funds available (\$15,000 with equal town match) for towns within 10 miles of emerald ash borer infestation areas
- Old LaPerle Farm Property Committee – no update

ZA Report

- Four new permits since last meeting

DRB Report

No update

Review Minutes

September 19, 2019

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

Vote on Motion: Passed 9-0

October 3, 2019

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

Vote on Motion: Passed 9-0

Training/Conferences

- VLCT Fall Planning & Zoning Forum, October 23, South Burlington
- State Government Municipal Day, October 25, Montpelier (also other locations and dates)
- If interested in any of these sessions, let the ZA know; PC/DRB is the target audience for both of these conferences

Other Business

For the PC stipend please let the ZA know if you have any changes in your bank information.

Motion to Adjourn. Made: Ms. Watson, second: Mr. Lane. Passed unanimously. Meeting adjourned at 9:20p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary