

November 7, 2019

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

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

Meeting convened at 7:00pm (no quorum present)

Continued Discussion on Revisions to Draft Zoning Districts

- The PC re-drew the new RL7 district starting with the boundary of the current Zone E. The boundary was kept outside the proposed village footprint. The PC will review the RL10 piece by North Montpelier; because it is classified as forest block but is also farmland, should it be included in the new RL7 district?
- The PC drew the outline of the proposed village districts. District MU4 was extended up Route 14N.
- Res2 District – included agreed upon area around U-32
- Discussion regarding Gould Hill Road; with the new RL7 re-draw, it is now included in that proposed district. There was some disparity between residents' opinions on higher versus lower density in the area. It was agreed that a change in zoning would not affect current trails. The ZA suggested tweaking the accessory dwelling regulations to meet residents' needs.
- Discussion regarding expanding RL2 up County Road to Templeton Road; there is one large developable parcel.
- High Elevation Overlay District
 - PC reviewed draft language provided by Ms. Saxton
 - May not be necessary because of slopes/topography and conservation

Updates

- Hazard Mitigation Plan – no update
- Energy Committee – no update
- Rural Roads Vegetation Assessments PAC – final draft is being completed; ash trees are being tagged around U-32; the committee discussed treating some of the healthy ash trees; committee meetings will be warned going forward; they will meet with the power companies, who need to clear their ROWs
- Old LaPerle Farm Property Committee – the committee is recommending that the SB accept an unsolicited offer to purchase the property, keeping the small parcel next to the Route 2/14 intersection; the SB will consider other offers

ZA Report

- Two new permits since last meeting

DRB Report

- Casella Biennial Review – recycling and composting
- Approved Clemons subdivision on Guyette Road
- Reviewed sketch plan review of Coburn property on Daggett Road

Review Minutes

October 17, 2019 – tabled to a future meeting

Other Business

- Conservation Commission concept – SB will hold a public forum on December 2, 2019 at 6pm; SB is requesting that the PC/DRB review the concept and make comments and suggestions

Meeting adjourned by consensus at 8:10pm.

Respectfully submitted by Kristi Flynn, Recording Secretary