

November 21, 2019

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

**Call to Order:** 7:00pm

**Public Comment:** None

**Consideration of Proposal to Establish a Conservation Commission**

Mr. Howlett and Mr. Charles Johnson are on the Conservation Loan Advisory Committee and feel that a Conservation Commission that combines a number of committees in town might be a better idea in terms of communication and coordination. Currently the committee recommends to the SB how to spend conservation fund money. A benefit of merging committees is the ability to talk about relevant topics. This is not a new idea in the state, others towns are already doing it. This is also not about other committees not doing their jobs. Following are some comments:

- Hard for small committees to get resident engagement
- Single point of contact for all conservation topics/issues
- Easier for SB/TA to facilitate
- Current conservation committee only meets when necessary; it would be good to have a commission that meets on a regular basis
- Per Mr. Howlett, some committees are in favor of the idea, some are not
- EM Trails might be folded into the town anyway
- Proposal needs to include a mission statement and list of responsibilities
- Has to be voted on/approved by the town residents

PC comments:

- Makes sense to support; consider adding an affordable housing piece to responsibilities
- Hard to marry housing and conservation
- New commission would be largely advisory; can be educational (workshops), as well
- Could have sub-committees created by the SB to deal with specific issues
- Important to see what would be lost if these committees were merged together
- Key question: does potential leadership exist? Mr. Howlett and Mr. Johnson are not interested in leading a commission
- The PC would like the commission to recommend which lands should be conserved and which ones should be developed; consider large lot development to conserve land
- This commission would make the process more formal but a concern is the leadership question
- As a group, the PC agrees that this is a good idea, with a group to focus on conservation topics
- The PC agrees with merging some committees: Conservation Fund Advisory, Rural Roads and Forest definitely
- Opportunity for synergy between committees
- Agree with the general concept but need more details, particularly around leadership
- The Chair will bring all of these thoughts to the SB Forum on 12/2 at 6pm at the ESF

**Continued Discussion on Revisions to Draft Zoning Districts**

The PC reviewed state maps regarding connectivity blocks and interior forest blocks

- Discussion regarding proposed RL10/RL7 in North Montpelier
  - The PC suggested making it all RL2
- Issue 24 – BUS2
  - Remove area around Morse Farm
  - PC agrees with remaining areas
  - Discussion regarding expanding BUS2 up Towne Hill Road; include three parcels up Towne Hill and include RL5 piece across the river
  - BUS2 along Route 14 – include up Route 14 to Phillips and across the road including Laquerre's
    - Consider expanding all the way up Route 14
  - BUS2 along Route 2 – PC agrees with the boundary

**Consider Holiday Meeting Schedule**

- December 5 and December 19 – regular meetings
  - Check to see if we'll have a quorum on 12/5
- January 2 and January 16 – regular meetings

**Updates**

- Hazard Mitigation Plan – FEMA and VEM are part of a pilot program to let VEM review the plan; the current draft is approved pending SB adoption; the plan will go back to VEM for approval, then sent to FEMA for formal approval
- Energy Committee – no update
- Rural Roads Vegetation Assessments PAC – no update
- Old LaPerle Farm Property Committee – no update

**ZA Report**

- Five new permits since last meeting

**DRB Report**

- Next meeting is 12/3 – final plan review for two subdivisions
- Is anyone available to attend the meeting for Ms. Cutler? Possibly Mr. Sullivan

**Review Minutes**

October 17, 2019

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

**Vote on Motion:** Passed 7-0

November 7, 2019

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

**Vote on Motion:** Passed 7-0

**Other Business**

- VT Agency of Natural Resources Workshop – two sessions – 12/5 & 12/12 and 1/28 & 2/4

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

*Respectfully submitted by Kristi Flynn, Recording Secretary*