

December 5, 2019

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

**Call to Order:** 7:03pm

**Public Comment:** None

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

The PC reviewed the remaining zoning discussion topics. Discussion ensued regarding revisions to the boundaries so far. The Chair wants to give the boundary revisions to Ms. Saxton and ask her to figure out the development potential.

- Issue 25 – BUS2 2 acre minimum
  - Similar to RL2 but allows more uses
  - Ms. Watson would like to see it decreased to 1-acre minimum, which would encourage smaller businesses
  - It was noted that we haven't had a lot of new businesses recently; it's hard to put water/septic/parking on a 1-acre lot
  - Two acre minimum would be a clear transition into/out of the village
  - MU2 and MU4 are ½ acre minimum, 1 acre would still be a transition from the village
  - Sense of the PC – 1 acre – 6, 2 acre – 1
- Issue 26 – BUS3 boundaries
  - It is a question of uses; consider moving residential lots into BUS2
  - If we want to move residences out of BUS3, PC needs more information on locations – table to a future meeting
- MU2 & MU4 – the PC considered discussing the uses to see if the districts could be merged
  - The PC sees a different character on Route 2 versus Route 14S
- Issue 27 – support 3 acre minimum for BUS3
  - Most businesses would require at least 3 acres
  - SB would support 3 acre minimum
  - Consider leaving it a 1 acre, what it is currently
  - All businesses must go through conditional use review, which could provide a buffer from residences
  - Sense of PC – 1 acre – 4, 3 acre – 1, Unsure – 2
- Resolution of Question Marks
  - 2 Lylehaven/Fairmont lots on Route 2 – put in RL2
  - Lot in North Montpelier – majority agreed RL3; proposed RL 2 is a certain distance from paved roads
  - Leave RL3 in North Montpelier
  - Lots next to North Montpelier Pond – put in MU4 like the village
  - Small area on Route 214 – put in MU4
  - Parcel on corner of Templeton/County – put in RL3 for potential development
  - County/Center intersection – possible RL2 for potential development – re-visit at the next meeting
  - Center – re-visit how to deal with this area, currently in proposed RL3, could add dispensation for smaller lots into the regulations
  - Northwoods Apartments – leave as RES2 for now – re-visit at the next meeting
  - 4 lots north of Carleton Blvd – put in MU2 or RES2 – re-visit
  - 2 lots by Towne Hill on Route 2 – keep in RL3
- Issue 28 – Re-visit questions 5, 7, 11 and 12
  - Issue 5 – Northwoods Apartments
    - Put in RL2 or RES2 – should RES2 be 1 acre minimum
    - Expand MU4 up Quaker Road – would more closely match the Village Master Plan

### **Other Business**

The 12/19 meeting will be our Christmas party. Feel free to bring some goodies to share.

### **Updates**

- Conservation Commission – reviewed note from Charles Johnson regarding identifying priority ag lands
  - 12/2 Forum – clear opposition to dissolving committees, but clear that some things can be done by a commission; consolidation argument fell flat with the attendees; not sure where it's going from here
- SignPost Article – PC article was submitted by the Chair
- Hazard Mitigation Plan – VEM has approved the plan; FEMA must now officially approve it
- Energy Committee – committee is back to working on the plan

- Rural Roads Vegetation Assessments PAC – an assessment is being done on which trees to inject; at the 11/16 meeting, the committee discussed taking down trees around U-32; coordinating what to do with the wood is complicated; committee applying for a \$15k grant to help with cutting and replanting; changing name to something like Resilient Roadways to better reflect the changing mission
- Old LaPerle Farm Property Committee – no update

**ZA Report**

- No new permits

**DRB Report**

- Approved two subdivisions: Coburn with a town turnaround; Thornton with a re-instated subdivision from 2006

**Review Minutes**

November 21, 2019

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

**Vote on Motion:** Passed 6-0 (Ms. Watson left prior to the vote)

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

*Respectfully submitted by Kristi Flynn, Recording Secretary*