

January 2, 2020

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

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

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

**Public Comment:** None

### **Discussion of 2020 Town Meeting Elections**

The PC discussed the process for those who are running for election. To get on the ballot, each person must have at least 23 signatures on a petition. The deadline for returning the petitions to the Town Clerk is January 27, 2020. If anyone is resigning, please let the Chair know before Town Meeting.

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

The PC revisited some of the remaining zoning discussion topics.

- Issue 11 – RL2 zoning along Center/Barnes roads
  - Reviewed map of the area, including Dover Road in Montpelier; doesn't appear to be close enough for water/sewer connections
  - Ms. Vissering would like to keep as 3-acre minimum
  - Ms. Watson would like to change to RL2; go up Center/County/North Street as transition from Montpelier
  - Agneys own 300 acres on Center Road; it is a scenic view, not sure what will happen in the future
  - Mr. Sullivan is open to RL2 along paved roads but doesn't want change for the sake of change
  - Mr. Hess would like to encourage growth in areas close to Montpelier
  - Ms. Cutler is concerned with hook-ups with Montpelier; areas closer to Montpelier should be denser
  - Ms. Lam noted that development can happen on 1-3 acres, depending on topography; need to keep the balance between growth and rural character; leaning toward 2-acre minimum for more affordability
  - Sense of PC –
    - RL2 around Cutler Heights area – RL2 – 5; RL3 – 3
    - RL2 up Center Road – RL2 – 3; RL3 – 4, Not sure – 1
      - Re-vote – RL2 – 3; RL3 – 5
    - RL2 along Towne Hill Road –
      - Not too many lots to develop
      - Keep consistency along paved roads; tough to add more curb cuts
      - Consider keeping as 3-acres to get more buy-in
      - Some would like to see fewer changes in town in order to get village changes passed
    - Sense of PC – leave as RL3

### **Review Draft PC Town Report Submission**

The Chair provided a draft for the PC to review. The article for the Town Report is due next week. The PC suggested adding the location of the zoning documents on the town website and a request for continued feedback. Make sure to note that the current documents don't reflect the ongoing discussions since the last public forum. Also note that based on residents' comments both positive and negative, the PC has revised the plan. The Chair will lift some of the language from the SignPost article.

**Motion: I move to approve the draft, authorizing the Chair to make the changes as discussed.** Made: Mr. Hess; second: Ms. Vissering

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

### **Updates**

- Energy Committee – there has been some movement towards resurrection of the committee
- Resilient Roads Committee –
  - Continuing on the grant application, due 1/17/20
  - Might continue down Schoolhouse and Gallison Hill Roads
  - Forum/hearing on 1/13/20 – will include information and education
  - Committee has a meeting on 1/6 to plan the forum/hearing and approve the grant application
- Old LaPerle Farm Property Committee – still moving forward with Fontaine purchase, survey should be done next week; nothing in writing and no deposit so far

**ZA Report**

- No new permits

**DRB Report**

- Nothing for January yet

**Review Minutes**

December 19, 2019

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

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

**Training/Conferences**

- Caring for Natural Resources Part 2 – 1/28 and 2/4, Richmond – let Chair know if interested

Next meeting is January 16, 2020.

**Motion to Adjourn.** Made: Ms. Watson, second: Ms. Cutler. Passed unanimously. Meeting adjourned at 8:55p.m.

*Respectfully submitted by Kristi Flynn, Recording Secretary*