

December 19, 2019

PC Members Present: Julie Potter (Chair), Jack Pauly, Mark Lane, 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: 7:07pm

Public Comment: None

Continued Discussion on Revisions to Draft Zoning Districts

The PC revisited some of the remaining zoning discussion topics.

- County/Center/Cutler Heights
 - Dover Road in Montpelier; how close does it come to Cutler Heights
 - Montpelier zoning is 2-acre minimum, East Montpelier is currently 3 acres
 - Consider making this area 2-acre minimum
 - PC would like a map of the Montpelier piece to have a better view of the area
 - Re-visit at the next meeting
- Route 214 – RL2 in the top corner
 - Discussion about protecting the forest block
 - It isn't a high priority connectivity forest block/interior
 - Some of the conserved land has 2-acre carve-outs for development
- Center Road (Issue 7)
 - RES2 is off the table
 - Do we want a separate district or use the zone surrounding it?
 - Discussion of 1-acre minimum to 2-acre minimum
 - People who live on Center Road do not want more density, but PC feels that they would accept a 2-acre minimum
 - RL2 would provide more flexibility
 - Look at uses in RL2 and RL3 – may be similar with the differences just being minimum acreage
 - Sense of the PC – RL2 – 4; RL3 – 5
 - Strong inclination to measure front setback from road centerline instead of edge of ROW
 - If RL2, do we like the proposed boundary?
 - Yes, happy with the boundary as configured, not as random as other districts
- RES2 areas – outside village, North Montpelier, Gallison Hill
 - Re-visit extending MU4 up Quaker Road
 - RES2 around EMES (Village Res = 1 acre)
 - RES2 is proposed ½-acre minimum
 - Additional density near the school makes sense
 - Sense of PC – ½ - 3; 1 - 6

Updates

- Hazard Mitigation Plan – FEMA has formally approved our plan; it is good for the next 5 years
- Energy Committee – Ms. Biggs has asked if members are interested in staying on the committee; check with SB to resurrect the committee; there is no urgency/deadline to get the plan done, but it must be part of the Town Plan
- Rural Roads Vegetation Assessments PAC –
 - Committee is writing a grant application for \$15k for a pilot project at U-32, including removing 17 trees and public education
 - Discussion on what will happen with the wood
 - 3,000-4,000 ash trees in the town ROW
 - Preemptively removing trees in the town ROW before they become dangerous
 - 1/13/20 forum at U-32 Room 128 at 6pm – to get feedback on pilot program and the program going forward
 - Committee is coordinating with neighboring towns
 - Part of the program is replanting new trees
 - New name – Resilient Roadways Committee – broader mission to include invasive species; not including erosion and road maintenance
- Old LaPerle Farm Property Committee – moving forward with Fontaine purchase, SB accepted the offer; boundary adjustment needs to be done, town keeping the piece next to the Park N Ride
- Conservation Commission – establishment to be decided by voters at Town Meeting

ZA Report

- No new permits

DRB Report

- Nothing for January yet

Review Minutes

December 5, 2019

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

Vote on Motion: Passed 8-0-1 (Mr. Hess abstained)

Training/Conferences

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

Next meeting is January 2, 2020.

Motion to Adjourn. Made: Mr. Lane, second: Ms. Lam. Passed unanimously. Meeting adjourned at 9:00p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary