

January 16, 2020

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

**Call to Order:** 7:08pm

**Public Comment:** None

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

The PC revisited some of the remaining zoning discussion topics.

- Cutler Heights – RL2 boundary discussion
  - Expand to the end of Cutler Heights Road
  - Include parcels 44, 46, 47, 49, 37.2 and 34 to the south
  - Sense of PC for proposed boundaries – Yes – 6; No – 0; Undecided – 1
- Village VT14N / US2S
  - Expand MU4 up Quaker Road – RES2 is either 1 or 2-acre minimum; MU4 is ½-acre minimum
  - Consider setback requirements in the village versus more residential area
  - Can use zoning to help, such as requiring different setbacks along state roads
  - Proposed boundary matches the medium density area in the Village Master Plan
  - Include lot 17 on Quaker Road
  - Sense of PC – all agree with the boundaries including lot 17
- MU2 / MU4 – similar minimum lot sizes and uses
  - PC discussed conceptually merging the two proposed districts
  - The uses will be reviewed at a later date
  - Sense of PC to combine the districts – Yes – 7; No – 0
  - There is a different feel along Route 2 and Route 14; consider different conditional uses
- RES2 – 1-acre or 2-acre minimum
  - 4 separate areas – Gallison Hill, Goddard, near EMES, in village
  - Water/sewer comes up to U-32
  - Sense of PC – 1-acre – 7; 2-acre – 0
- East Montpelier Center – RL2 or RL3
  - Last time, the PC agreed on the boundary, from below Barnes Road to just beyond Dodge Road
  - The PC discussed that Ms. Vissering would like to reflect the character of the area as a hamlet
  - RL2 or RL3 won't make much difference
  - The PC discussed the issue with setbacks across the whole town
  - Sense of PC – RL2 – 3; RL3 – 4
- RL7 District
  - 7 acres or less than 7 acres
  - Ms. Watson suggested 5 acres because of some carve-outs
  - ZA – 5 acres would allow 10+ acre lots to be subdivided
  - Much in the district has already been conserved
  - Flipside – we want to keep this area more rural/agricultural and less dense
  - PUDs can force the analysis of the development to happen up front
  - Look at things/tools like length of driveway, building envelopes
  - Sense of PC – 5-acre – 4; 7-acre – 3

**Updates**

- Energy Committee – no update
- Resilient Roads Committee –
  - 15+ attendees at the January forum, most people were supportive of the tree removal
  - Grant application has been submitted, should hear back in March
  - Tree removal in the U-32 parking lot – 14 trees, which will be replaced; cost is \$10k just for the trees at U-32
  - Paul Cate needs to make the final decision on cutting and contractor bids
- Old LaPerle Farm Property Committee – no update

**ZA Report**

- No new permits

**DRB Report**

- Nothing for February beyond a sketch plan

**Review Minutes**

January 2, 2020

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

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

Next meeting is February 6, 2020; the Chair will not be in attendance.

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

*Respectfully submitted by Kristi Flynn, Recording Secretary*