

May 21, 2020

PC Members Present: Julie Potter (Chair), Siu Tip Lam, Scott Hess, Zach Sullivan, Mark Lane, Kim Watson, Clarice Cutler, Jack Pauly, Paul Eley

Others Present: Kristi Flynn (Recording Secretary)

Call to Order: 7:05pm

Statement Regarding Remote Public Meeting

The Chair noted that as a public body, the PC must still follow open meeting laws. Vermont is allowing remote meeting. The Chair read the recommended statement from VLCT regarding meeting remotely.

Changes to Agenda: None

Public Comment: None

Roll Call Attendance

The Chair took visual roll call attendance; the PC members noted above were present.

Review Zoning Action Items and Priorities in Town Plan

In March, the PC decided to abandon Ms. Saxton's zoning regulations draft and will instead start with the current regulations and make changes from there. The Chair suggested that the PC members review the Land Use Chapter in the Town Plan and its actions; review the actions assigned to the PC. The Chair reviewed why the draft from Ms. Saxton was abandoned. The PC was divided on the changes and most of the changes were coming from the consultant instead of the PC.

Consider Next Steps for Zoning Updates

Without the help of the consultant, the PC doesn't have the time or expertise to tackle all the actions at once, but will consider doing it in phases, with groups of actions that go together. The PC agreed to work on challenging and easy actions together instead of focusing on the easy ones first. The PC also agreed that most people seemed to agree with the Village Master Plan, so the village is probably the best place to start. Keep in mind that changes made and adopted might affect others parts of the regulations, even when making changes in phases. The PC discussed identifying and updating growth areas including lot sizes and setbacks. For the village, the PC needs to review the districts and decide how many new ones need to be created. Maps 14 and 16 in the Town Plan are a good place to start. Each PC member needs a copy of the Town Plan, the current regulations and the village master plan; contact the ZA if necessary.

East Montpelier SignPost Submission

The PC reviewed the draft created by the Chair, which is due soon for the July/August edition. It was suggested that the article make it clear that the PC will make changes based on the current regulations using Ms. Saxton's draft as a reference document; the draft contains some good information. The Chair will not mention the consultant at all.

Information Item – Solar Project Inquiry

The Chair received an e-mail from Pacific Northwest Solar Company noting that they are looking at a project in East Montpelier, a 15-acre property in Zone C. The Chair referred the contact to the Zoning Administrator. Zoning regulations do not apply to utility projects. The Chair noted that there is specific language in the Town Plan in case they PC would like to fight any solar siting in the village. The Chair will pass along any additional information she receives.

Updates

- Capital Improvement Committee – letters sent to the town committees are going out in July; the committee next meets in August
- Energy Committee – no update
- Resilient Roads Committee – Vermont Arborists have been hired to remove trees, remaining money will not be lost and town may need to spend another \$5000 as match; committee has not met since last PC meeting
- Old LaPerle Farm Property Committee – No update

ZA Report

- 2 permits since last meeting

DRB Report

- Next meeting on June 2, 2020 – hearing on a boundary adjustment

Review Minutes

May 7, 2020

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

Vote on Motion: Passed 9-0

Motion to Adjourn. Made: Ms. Watson, second: Mr. Lane. Passed unanimously. Meeting adjourned at 8:20p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary