

July 2, 2020

PC Members Present: Julie Potter (Chair), Siu Tip Lam, Zach Sullivan, Clarice Cutler, Jack Pauly, Mark Lane

Others Present: Kristi Flynn (Recording Secretary)

Call to Order: 7:00pm

Roll Call Attendance

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

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

Village Zoning Discussion

The Chair reviewed the limitations on municipal bylaws per VT State Statutes. Specific uses must be allowed some place in town; regulations have some control over location, size and design standards, among other things. Specific uses are: state/community-owned facilities, public/private schools, places of worship, private/public hospitals, regional solid waste facilities, and hazardous waste facilities.

The PC reviewed the revised draft of the Village Mixed Use (VMU) district table. There were no comments on the revised purpose statement. Regarding permitted versus conditional uses, Ms. Lam suggested the PC think about how these uses work with the vision of a walkable village; what does light industry mean and should some uses be added for context. As not all light industry would fit in the village, the Chair likes keeping #17 under conditional uses, so that the DRB can decide on similar uses. The PC decided to include Light Industry as a conditional use.

Uses Discussion

- Does PC want Light Industry in the VMU district?
 - Square foot limit – yes but not sure what makes sense; PC tabled the decision to find some examples
 - Listing specific uses might limit creativity and flexibility
 - Concerns around size and noise in a residential area; could limit hours of operation, traffic flow, etc., through conditional use criteria
 - Could require that all activity take place inside
- Home Industry shows up in permitted and conditional use; Chair will do some research on where it should go
- Recreation Facility (outdoor) also in both uses; could be a leftover of combining upper and lower village uses
- Recreation Facility (indoor) still must go through site plan review
 - Both would be good for the village
 - Having them as a permitted use would make them more encouraged; the biggest problem is lack of water/sewer
 - PC agreed to make indoor recreation permitted and outdoor recreation conditional
- Discussion regarding differences between home occupation and home industry; occupation occurs within the home and industry is a bigger operation with more employees; both are still secondary to the primary residence
 - The PC should review Section 4.10 and create clearer definitions
- It was suggested to put vehicle sales back in permitted uses but limit the number of vehicles; the consensus was to leave in conditional use

Updates

- Capital Improvement Committee – no update
- Energy Committee – no update
- Resilient Roads Committee – no update
- Old LaPerle Farm Property Committee – no update since last meeting; Pat Malone is purchasing the property and it is in the public comment period

ZA Report

- 5 permits since last meeting

DRB Report

- Next meeting is 7/7/20 – Final hearing on the Fitch subdivision

Review Minutes

June 18, 2020

Motion: I move to approve the minutes as amended. Made: Ms. Cutler, second: Ms. Lam

Vote on Motion: Passed 6-0

Other Business

The ZA sent an e-mail to the PC regarding changes to Montpelier's Unified Development Plan. They are required to notify abutting towns, but the changes don't appear to impact EM. The Chair feels the PC doesn't need to respond.

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

Respectfully submitted by Kristi Flynn, Recording Secretary