

December 17, 2020

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

Others Present: Kristi Flynn (Recording Secretary)

Call to Order: 7:03pm

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: Review cell tower zoning issues

Public Comment: None

Update on Proposed Jacobs Road Cell Tower

The PC sent the letter to the Public Utility Commission (PUC) requesting an extension and the extension was approved. AT&T has agreed to a total of 120 days, which means they will not submit an application until 3/13/21. The PC discussed re-scheduling the public meeting to 1/14/21, which is a Thursday but not a regular PC meeting. The Chair has sent a list of the consolidated questions and submitted them to the PUC, AT&T and the lawyers. Ms. Lam asked about the proposed AT&T tower in Hardwick; AT&T has withdrawn that project. Ms. Watson suggested that PC members review Chapter 14 on Telecommunications in the Town Plan; the town cannot prohibit utilities.

Zoning for Cell Towers

The regulations need to be reviewed for deficiencies. The Town Plan does not currently address preferred siting for utility projects and the PC has not done any studies on the issues. The PC should plan this for the next Town Plan update, looking at the issues related to siting. The PC would require some professional help as this will not be a trivial effort. The Chair will put this on a to-do list for the future. Ms. Watson noted that the Jacobs Road proposal has met many of the regulations and the design criteria in the regulations. There is still concern with road and run-off issues. Ms. Cutler would like look at the project from an environmental justice standpoint. The PC discussed looking for sources of funding for professional assistance. For the public meeting in conjunction with the SB, the SB Chair will make the introduction and the PC Chair will act as moderator. The lawyer will give the presentation and there will be time for questions. The town has not been notified of another balloon test and it is understood that AT&T is exploring an alternate site.

Village Zoning Discussion

The PC continued the review of the Village Zoning districts.

Village Residential

The PC reviewed the changes to Section 4.12 regarding Mobile Home Parks.

- For A(12), it was suggested to include 'are allowed' instead of 'where allowed'; remove "In zone where"
- Under Conditional Uses, Day Care/Residential Care were added
- For Supplemental Standards #4, they are not the same as Mixed Use district

Village Mixed Use/Medium Density Village Residential Boundaries

- Humane Society and Dion Equipment Sales are outside the Mixed Use (MU) boundary
- The farther the boundary goes south on Rte. 14, the less walkable the village becomes, with no compact development potential
- Consider including parcels 17, 18 and 19 on Kelton Road
- The houses there have land behind them that is in Current Use; otherwise will fall into Medium Density Village Residential (MDVR)
- Extend up Quaker Road
- Currently those parcels are in MDVR, which limits commercial uses
- Consider adding Neighborhood Business in MDVR
- Motor Vehicle Sales/Service permitted in MU but not MDVR; consider whether this is appropriate for MU
- Extend MDVR to East Hill Road, as there are plans for development in the works
- The Town Plan includes a goal to have a sidewalk or path to walk between the village and the elementary school
- PC agrees to include parcel 17 plus the small lots along Quaker Road in MU; PC is okay with the Route 14S boundary

Next topics

Boundaries of MDVR

Review changes made to MU boundaries

Election of 2021 Planning Commissioners

Jack Pauly, Paul Eley and Mark Lane are up for re-election. No petitions are required during the pandemic; instead contact the Town Clerk with your name and length of term. There is a form that needs to be signed and notarized by 1/25/21 at 5pm. Mr. Pauly and Mr. Eley let the PC know that they will not be running for re-election.

Updates

- Capital Improvement Committee
 - Public meeting went well; the committee passed the budget and sent it to the SB
- Energy Committee – no update
- Resilient Roads Committee – the road crew is looking for a grapple for the excavator to more easily pick up debris
- Central Vermont Regional Planning Commission –
 - Dr. Levine gave an update on COVID-19 in Central Vermont; there are currently no big outbreaks, most of the problems are in long-term care facilities
 - The CVRPC has no more meetings in 2020

ZA Report

- 2 new permits since last meeting

DRB Report

- Meeting on 1/5/21, regarding the Laura Brown subdivision in North Montpelier

Review Minutes

December 3, 2020

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

Vote on Motion: Passed 9-0

Other Business

Montpelier is holding public meeting #4 on their proposed zoning regulations. No action is needed from the town.

Motion to Adjourn. Made: Mr. Hess, second: Ms. Watson. Passed unanimously. Meeting adjourned at 8:45p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary