

September 2, 2021

PC Members Present: Zach Sullivan (Chair), Julie Potter, Richard Hall, Clarice Cutler, Siu Tip Lam, Gianna Petito, Scott Hess

Others Present: Kristi Flynn (Recording Secretary)

Call to Order: 7:05pm

Changes to Agenda: Update on Town Plan amendments and discuss remote meetings

Public Comment: None

Update to Town Plan Amendments

The Chair will be sending the draft amendments to Clare Rock at CVRPC. The PC noted that that prioritized goals and actions should be part of the packet send to the RPC.

Discuss East Montpelier Village Center Designation Renewal

The PC discussed the village center designation renewal. It was noted that it is a priority in the Town Plan to maintain the designation, which allows owners of historic building to access funds for renovations. The town received the village designation for North Montpelier a few years ago, as well. There are benefits to the program and not a lot of downsides. The PC reviewed the draft of a cover letter to Richard Amore at the Department of Housing and Community Development and made some minor edits. The PC decided to continue with the renewal and consider requesting a boundary change after the renewal is approved.

Motion: I move to forward the cover letter as amended and the supplementary documents to the SB for approval. Made: Ms. Potter, second: Mr. Hess

Vote on Motion: Passed 7-0

Discuss Zoning Updates: Articles 1, 2 & 3

The PC reviewed first three articles of the zoning regulations.

- Article 1
 - Removed references to PRD in Table 1.1
- Article 2
 - Added three new village zoning districts: VMU, MDVR and VR
 - Consider changing the names of Zones A-E to match names; no strong opinion shared to make that change
 - Ms. Lam suggested changing MDVR to VRMD in order to line up better with the other village district names/abbreviations
- Section 2.3
 - References to tables have to change as there are now 9 districts from 6
 - (E) – include the clause regarding the road centerline or 15’ from the ROW
- Table 2.1 – VMU
 - Reflects the PC discussions
 - Need definition of maximum lot coverage
 - Permitted uses – trying to make it easier for small businesses to grow in the village
 - Discussion of max lot coverage, regarding impervious surface, scaled based on size of lot; this is not anywhere else in town
 - Ms. Petito would like to encourage stormwater management as much as we are able
 - Ms. Potter noted that commercial uses go through site plan review
 - (E) (4) – added new language regarding prohibition of corporate architecture
 - (E) (7) – added no outside storage
- Table 2.2 – VRMD
 - Limited non-residential uses in this residential district
 - Same lot coverage criteria
- Table 2.3 – VR
 - Similar uses to current Zone C
 - No lot coverage criteria because the lot sizes are larger
 - (E) (4) – Neighborhood Business language added; needs to be in the character of the district
 - Remove ‘farm market’ from the examples
- Table 2.4 – Zone A
 - Proposed changing setbacks only; recently discussed and agreed upon
- Table 2.5 – Zone B
 - Proposed changes to setbacks only

- (E) (1) – no new residential development but existing are grandfathered
- Table 2.6 – Zone C
 - ‘Home Industry’ removed from permitted uses, as it was also listed as a conditional use
 - Setbacks reduced
 - Removed references to PRD
- Table 2.7 – Zone D
 - Proposed changing setbacks
 - (E) (2) – notwithstanding clause regarding exiting residences already in the setback; this clause is in zone D & E
 - Remove references to side/rear setbacks
 - Consider adding this clause to all districts; this would help reduce variance requests
 - Ms. Potter will discuss with the ZA regarding specifics
 - PC likes the concept but needs to figure out how to make it work
- Table 2.8 – Zone E
 - Proposed changing setbacks
 - Make the change to the notwithstanding clause regarding side/rear setbacks
 - Suggestion was made to discuss changing the minimum lot size from 7 acres to 5 acres at a future meeting
- Table 2.9 – Conservation Overlay
 - There are no proposed changes to the two districts: Wetlands & High Elevation
 - Development is reviewed under the Flood Hazard Regulations

For next meeting:

- Ms. Potter will make changes discussed at this meeting
- Ask ZA to attend the next meeting to discuss Articles 3 & 4
- Prioritize the changes

Updates

- Capital Improvement Committee – no update; meeting on 9/7
- Energy Committee – no update
- Resilient Roads Committee – no update
- Central Vermont Regional Planning Commission – no update, meeting in September

ZA Report

- Eleven new permits since last meeting

DRB Report

- Next meeting scheduled for 9/7 with six hearings

Review Minutes

July 15, 2021

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

Vote on Motion: Passed 7-0

Other Business

The PC discussed remote and hybrid meetings. The meeting place needs to be staffed at a minimum without a State of Emergency from the Governor. The consensus from the PC was to stay with the hybrid model for now since it appears to be working for those in-person and those attending remotely.

Motion to Adjourn. Made: Mr. Hess, second: Ms. Lam. Passed unanimously. Meeting adjourned at 8:52p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary