Minutes of the East Montpelier Planning Commission

DRAFT COPY

November 18, 2021

PC Members Present: Zach Sullivan (Chair), Julie Potter, Clarice Cutler, Richard Hall, Scott Hess, Spencer Hardy

Others Present: Kristi Flynn (Recording Secretary)

Call to Order: 7:03pm
Changes to Agenda: None
Public Comment: None

Welcome New Member
The Chair welcomed Spencer Hardy to his first meeting; he will be in touch regarding orientation.

Discuss potential SignPost article re: hearings for zoning and town plan amendments
There will be a SignPost in January with the next one coming out before Town Meeting in March. All the seats up for election will be published in the January edition. The PC reviewed the draft article. In the first paragraph it was suggested to change 'both' to 'each.' The PC discussed setting a specific date for the public hearing but settled on adding 'late January or early February.' The Chair will add his contact info to the article if anyone has questions.

Review Zoning Updates: Article 3 - tabled

- Section 4.12 – Mobile Home Parks
  - PC discussed whether they should be permitted or conditional use in the Mixed Use district
  - Consider not allowing 'character of area' objections
  - Give DB latitude in determining projects
  - Projects would still go through site plan review if they were permitted
  - Proposed permitted in Village Res and Village Res Medium Density; still conditional in Rural Res/Ag
  - There is a low probability of a mobile home park proposed, but permitted would make it easier to get done
  - Preference poll – permitted – 5, conditional – 1

  The PC discussed whether mobile home parks should be allowed in other districts. It was agreed that it is reasonable as a conditional use in Res/Comm and Commercial, but definitely not in Industrial. A reduction in the minimum parcel size required was discussed; the proposal already reduces it from 20 acres to 10 acres. Mr. Hardy wondered if they would be appropriate in the Ag/Forest district with many smaller, dirt roads and increases in traffic; the Chair noted that the DRB has tools to deal with traffic issues.
  - Preference poll – add to all but Industrial and VMU – 6, keep as is – 0
  - The PC is okay with the draft language in this section as presented
- Article 5
  - Section 5.1 – removed reference to PRD
  - Section 5.4 (C)(1) – changed reference
  - Section 5.5 (B)(1) – changed to 'conceptual conditional use'
  - Section 5.6 – removed reference to PRD; combined into PUD (Planned Unit Development)
    - Subsection A – revised Purpose to tie back to state statute
    - Subsection F – make Open Space its own section
    - Subsection G – permitted densities – changed based on village zoning
  - PC okay with revisions as presented
- Article 6 Subdivision Review
  - Section 6.1 (D) – removed reference to PRD
  - Section 6.8 (B) – removed reference to Town Highway Ordinance, which doesn't exist
  - Section 6.8 (D) – added village districts to subsection
  - PC is okay with revisions as presented

Next Steps –
Article 7 – no significant changes, mostly technical changes and typos
Article 8 Definitions – review new definitions
Article 9 – technical changes and typos

Updates

- Capital Improvement Committee –a public hearing on the budget is scheduled for 12/1 at 6pm; the committee is allocating funds for sidewalks as an unfunded line item currently; there was a question about the Old LaPerle farm sale proceeds being added back to the capital reserve fund that Mr. Hess will look into
- Energy Committee – no update
- Resilient Roads Committee – no update
- Central Vermont Regional Planning Commission – the most recent meeting was about the Lamoille Tactical Basin plan
- Town Plan Amendments – the Chair has received notes from Clare Rock at CVRPC, which will be discussed at the next meeting; there don't seem to be any big issues, except Scenic Resources

ZA Report

- 1 new permit since last meeting

DRB Report

- Next meeting in December 2021

Review Minutes

November 4, 2021

Motion: I move to approve the minutes as amended. Made: Mr. Hess; second: Ms. Potter
Vote on Motion: Passed 6-0

Other Business

The PC discussed whether anyone attended the hearings for any neighboring towns and none did. EM is experienced with public hearings: summary reports are required and presentations are recommended. Ms. Potter has drafted a summary of the zoning changes.

Motion to Adjourn. Made: Ms. Cutler, second: Mr. Hess. Passed unanimously. Meeting adjourned at 8:28p.m.

Respectfully submitted by Kristi Flynn, Recording Secretary