

## *Minutes of the East Montpelier Planning Commission*

***Approved 3/6/23***

February 16, 2023

PC Members Present: Zach Sullivan (Chair), Maia Stone, Scott Hess, Richard Hall (zoom), Kim Watson (zoom), Mark Lane (zoom)

Others Present: Deirdre Connelly

**Call to Order:** 7:02 pm

**Changes to Agenda:**

**Public Comment:** None.

### **Review Minutes**

The group reviewed the January 19, 2023 minutes.

**Motion: To approve the January 19, 2023 minutes as submitted.** Made by Mr. Hess, second by Ms. Stone. Passed unanimously.

### **Discuss Status of Planning Commission to do items from Town Plan**

Mr. Sullivan shared the spreadsheet listing all action items from the Town Plan, organized by the group to which they were assigned and their priority. He noted that most of the items were assigned to the PC and Selectboard, and just a few items were assigned to other groups. Mr. Sullivan suggested the group start with a review of the items assigned to the PC. He added that he had sent the list of items assigned to the Town Administrator to Ms. Jenkins, so she has a heads up on them.

Ms. Watson noted the top priority item 6.13.1 and explained that when the PC was drafting this version of the Town Plan, the top priority at the time was to make the energy plan an amendment to the Town Plan. The goals around the energy plan have since shift.

The group reviewed the top priority items assigned to the PC:

- 7.3.1 – Mr. Sullivan noted that the group did review and update the development regs to address this item.
- 10.1.1 – Ms. Watson noted the group has not completed this. Mr. Sullivan pointed out that it was done for the village center, but not the town as a whole. The group marked this partially addressed.
- 10.1.2 – Mr. Sullivan noted this has been addressed.
- 10.1.3 – Ms. Watson noted that Ms. Cutler worked on this and has probably done everything that can be done. The group marked this addressed.
- 10.2.1 – Mr. Sullivan noted this has been addressed.

Ms. Stone commented on the recent PC discussions around senior housing and wastewater and noted that the wastewater discussion seems to be approached like it's a new discussion each time. She suggested editing the next draft of the Town Plan to reflect the discussions the PC has had around these topics.

Mr. Sullivan asked the group for input on how to present the list of items assigned to the Selectboard. Mr. Hess suggested presenting the full list to them and asking for their input on what they would like to prioritize or offering some recommendations on what the PC thinks they should prioritize. Ms. Watson pointed out that the PC has never brought PC-assigned items to the Selectboard for approval in the past. She added that the only time the group would take something to the Selectboard would be when they get to the point of needing to adjust regulations. Mr. Sullivan clarified that he was not proposing the PC bring the list of PC-assigned items to the Selectboard for review, rather that he was trying to figure out how to present the list of Selectboard-assigned items to the Selectboard. Ms. Watson suggested just focusing on the items where the PC intersects with the Selectboard on the goal and added that she thinks the PC should be focused on the zoning and regulations until it's time to begin Town Plan revisions. Mr. Hall commented that he thinks reviewing the items assigned to the PC is a good exercise, and if the Selectboard would like our help in reviewing the items assigned to them, we can certainly do that.

The group reviewed the high priority items assigned to the PC:

- 4.8.1 – Mr. Sullivan commented that this has not been addressed.
- 6.10.2 – Mr. Sullivan commented that this has not been addressed.
- 6.5.2 – Mr. Sullivan commented that the new park and ride addresses this.
- 7.4.2 – Mr. Hess noted that much of this item is done by the state. Ms. Watson comment that the town does some things to address this, but not in particular districts. Mr. Sullivan commented that the town did take some steps to make on-farm businesses more viable.
- 9.10.1 – Ms. Watson noted that there have been some updates allowing events to be done on farms on Center Road. Mr. Sullivan added that the town has brought the regs into line with the state on this item.
- 9.10.2 – Mr. Sullivan commented that this has not been addressed.
- 9.13.2 – Mr. Sullivan commented that this has been addressed.
- 9.13.3 – Mr. Sullivan commented that the PC has done some work on this item to correct errors, but nothing new has been added.
- 9.14.2 Ms. Watson commented that this has been done for the conservation districts, but she wasn't sure that there were any other natural resources to address. She added that the PUD updates impact scenic view presentation.
- 9.3.1 – Mr. Sullivan commented that this has not been addressed.
- 9.7.1 – Ms. Watson commented that this was done for the conservation districts by identifying the forest blocks. Mr. Sullivan noted that the conservation district work predates this version of the Town Plan. Ms. Watson agreed but noted that there aren't additional forest blocks to be protected. She suggested that in the next Town Plan this point could be updated to say "review and conclude", since there isn't anything new to do on this item.
- 9.7.2 – Mr. Sullivan commented that this has not been addressed.
- 10.1.4 – Mr. Sullivan commented that the Village Center zoning and reducing setbacks partially address this item.
- 10.1.5 – Mr. Sullivan commented that this has not been addressed.
- 10.1.6 – Mr. Sullivan commented that this has not been addressed.
- 10.2.2 – Mr. Sullivan commented that this has been addressed.
- 10.2.3 – Mr. Sullivan commented that the PC considered this.
- 10.2.4 – Mr. Hess commented that the PC talked about this, and Ms. Watson added that it was discussed but no action has been taken.

- 10.3.1 – Mr. Hess commented that the PC did discuss parking in the village center for retail. Ms. Watson commented that the regs address this item.
- 10.4.1 – Ms. Watson pointed out that this item is a repeat of 10.1.1.

The group quickly reviewed the moderate priority items assigned to the PC and decided not to discuss any of them in depth at this time. Ms. Watson looked at the list of high priority items and noted that nine were marked as not yet addressed. She added that she thinks regulations cover most of these items already.

Mr. Sullivan will send out an updated version of the spreadsheet with the color coding assigned at tonight's meeting.

### **Discuss Selectboard Town Plan Items to be presented after Town Meeting**

Mr. Sullivan asked if the group had any input on ways to make the spreadsheet easier to tackle for the Selectboard. Ms. Stone suggested an extra column for notes on what has been done or needs to be done for each item.

### **Updates**

- **Capital Improvement Committee-** Mr. Hess reported that the committee hasn't met recently, but they are working on a potential suggestion from a constituent.
- **Energy Committee-** Mr. Sullivan reported that the Selectboard did approve all individuals the PC put forward for the Energy Committee and added that Tom Fisher decided not to join the committee at this time. Ms. Watson asked if a PC member would be willing to join as an ad hoc member. Mr. Hess suggested a PC member attend Energy Committee meetings on a rotating basis to take the pressure off any one individual.
- **Resilient Roads Committee-** No update.
- **Central Vermont Regional Planning Commission-** No update.

### **ZA Report**

The group reviewed the ZA report; there was no discussion.

### **DRB Report**

Ms. Watson reported that the DRB met earlier this month to consider three items; all were approved.

### **Other Business**

None.

**Motion: To adjourn.** Made by Mr. Hess, second by Mr. Lane. Passed unanimously.

Meeting closed at 8:23 p.m.

*Respectfully submitted by Deirdre Connelly.*