

**VILLAGE OF ESSEX JUNCTION
PLANNING COMMISSION
MINUTES OF MEETING
January 12, 2012**

MEMBERS PRESENT: Liza Kilcoyne (Chairman); Diane Clemens, Aaron Martin, John Alden, Nick Meyer, Andrew Boutin. (David Nistico was absent.)

ADMINISTRATION: Robin Pierce, Development Director.

AGENDA:

1. Call to Order
2. Audience for Visitors
3. Additions/Amendments to Agenda
4. Public Meeting
 - FEMA Program Regulations
5. Other Planning Commission Items
6. Adjournment

1. CALL TO ORDER and AUDIENCE FOR VISITORS

Liza Kilcoyne called the meeting to order at 5:00 p.m. There were no comments from the audience.

2. AUDIENCE FOR VISITORS

There were no comments from the public.

3. ADDITIONS/AMENDMENTS TO AGENDA

None.

4. PUBLIC MEETING

FEMA Program Regulations. The benefits to businesses and residents of adopting the FEMA regulations as an addendum to the Village LDC were discussed. Diane pointed out that the Village did not have a DRB (as described in the FEMA Regulation Draft document). It was agreed to change any reference to a DRB to Planning Commission (PC) or Zoning Board of Adjustment (ZBA) as necessary. There was also discussion of the possibility of having a brochure placed in the Village Offices that would give people an overview of the benefits and requirements of being in the FEMA Program. Robin said he would check with the State to see if any such brochures existed.

MOTION by Aaron Martin, SECOND by Diane Clemens, to recommend the adoption of the Interim Inundation Hazard Area Regulations by the Trustees thus enabling the Village to join the NFIP, by resolution, as a free-standing chapter under interim adoption process 24 VSA Chapter 117 Section 4415, with the amendments requested.

VOTING: unanimous 6-0; motion carried.

5. OTHER PLANNING COMMISSION ITEMS

David Nistico had shown interest on serving on the Capital Improvements Committee that the Trustees and Village Manager are putting together, as a representative of the Planning

Commission. The PC members present agreed that having David Nistico represent them on the Committee was appropriate.


John Alden mentioned the benefits of having a Village map of green space, trails etc., and having it tie into the Town and perhaps to other communities that had contiguous borders with the Village. Aaron Martin said he felt that the Town had such a map and he would endeavor to get the map for review by the PC.

The Village Center District and the benefits of having clearly defined criteria for considering the potential effects of development proposals on historic districts and buildings were discussed. Liza suggested that the PC could have Lazarus Scangas come and talk to the Commission about this issue. Robin mentioned that there may be the opportunity to apply for a grant to have an historic consultant do an inventory of the Village Center District historic buildings. The fact that life is dynamic and that each generation left its mark on the history of community was discussed, as was the fact that a pastiche of the past was not necessarily the goal when reviewing development applications. Robin mentioned that the new LDC strengthened the requirements for developing in the Village Center and that historic review could be made part of any application consideration if the PC felt it was warranted. As part of such a review the PC could require the applicant to hire an historical consultant to review any proposals based on best practice and the LDC requirements.

6. ADJOURNMENT

MOTION by Liza Kilcoyne, SECOND by Diane Clemens, to adjourn the meeting.

VOTING: 6 ayes; motion carried.

The meeting was adjourned at 6:35 p.m. 

Minutes respectfully submitted by Robin Pierce, Development Director