

**VILLAGE OF ESSEX JUNCTION  
PLANNING COMMISSION  
MINUTES OF MEETING  
June 5, 2014**

**MEMBERS PRESENT:** John Alden, Andrew Boutin, Nick Meyer, Amber Thibeault, David Nistico. (Diane Clemens and Aaron Martin were absent.)

**ADMINISTRATION:** Robin Pierce, Development Director.

**OTHERS PRESENT:** Regina Mahoney, Regional Planning.

**AGENDA:**

1. Call to Order
2. Audience for Visitors
3. Additions/Amendments to the Agenda
4. Work Session: Comprehensive Plan
5. Other Planning Commission Items
6. Adjournment

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**1. CALL TO ORDER**

In the absence of Chairwoman Diane Clemens, John Alden called the meeting to order at 6:05 PM.

**2. AUDIENCE FOR VISITORS**

None.

**3. ADDITIONS/AMENDMENTS TO THE AGENDA**

None.

**4. WORK SESSION: COMPREHENSIVE PLAN**

Updates to the comprehensive plan were reviewed and the following was noted:

- There will be a cover page for the plan.
- Table of Contents will be updated once the plan and page numbers are finalized.
- The text in Section 3.6-IBM describes the downsizing of IBM
- Village Center designation text on Page 66 was added per the suggestion of the state. Replace the word “sans” with “without” in the sentence reading: “Urban regeneration...”
- Clarification was added to Goal 6-To provide mechanisms which encourage innovative development... and Goal 7-To coordinate development with adjoining communities... on Page 69.
- Language was added on public space in Section 9.4.11-Village Center, Other Information on Page 76.
- Appendix A-Historic Resources lists historic sites in Essex Junction. Any corrections that help better understand the connection to the national and state register would be helpful.
- Correction under Plan Format in the title of Appendix A and Appendix B is needed (Page 6). Appendix A should be Historic Resources and Appendix B should be underground Storage Tanks.

- The paragraph beginning Community Connections on Page 9 should include the annual block party.
- The paragraph under The Planning Challenge: Toward 2019 and Beyond on Page 10, sentence beginning “Therefore, the planning challenge for Essex Junction...” should read: “Therefore the planning challenge for Essex Junction is to manage growth, encourage reinvestment in the existing urban environment, protect existing neighborhoods, ensure that redevelopment or new development enhances the vitality and character of Essex Junction.”
- Replace the word “reflect” with “enhance” in Objective 2.1 under Goal 2-Promote thoughtful growth (Page 11).
- Replace the word “program” with “street trees for the village and town” in Objective 4.3 under Goal 4-Continue protection of existing natural resources... (Page 35).
- Add “where applicable” to the heading of Section 9.4.10-Planned Residential (Page 74) and in the Intent paragraph insert “In addition” before “density bonuses” in the sentence reading: “Density bonuses may be granted....”
- Table 14-Implementation Schedule, Regina Mahoney will update the implementation schedule to match the text in the plan and add the department responsible, timeline, and funding.

**MOTION by Nick Meyer, SECOND by Andrew Boutin, to accept the draft comprehensive plan as amended and warn a public hearing on June 26, 2014.**

**VOTING: unanimous (5-0); motion carried.**

## **5. OTHER PLANNING COMMISSION ITEMS**

### *Summer Meeting Schedule\**

- June 19, 2014
- June 26, 2014 Public Hearing (updated comprehensive plan)
- No Meetings in July
- August 7, 2014
- August 21, 2014

\*Meetings may be cancelled if there are no applications or business before the Planning Commission.

### *Election of Officers*

At the August meeting election of Chair and Vice Chair must be done. David Nistico expressed interest in the chairmanship.

## **6. ADJOURNMENT**

**MOTION by Amber Thibeault, SECOND by David Nistico, to adjourn the meeting.**

**VOTING: unanimous (5-0); motion carried.**

The meeting adjourned at 6:52 PM.