



PLANNING COMMISSION MEETING

Tuesday, May 09, 2023 at 7:00 PM

Chris Letourneau Meeting Room and via Zoom

MINUTES

Zoom Details:

<https://us02web.zoom.us/j/6165843896?pwd=STduU2JzTmpiVmE1MXZSaWZWLzVadz09>

Meeting ID: 616 584 3896 | Passcode: 5243524

Dial by your Location: 1 929 205 6099 (New York)

1. CALL TO ORDER - 7:00 PM

PRESENT

Chair Suzanna Brown

Emily Johnson

Greg Drew

Jared Waite

Tony Heinlein

Selectboard Present: J Comstock, S Jenkins, C Rosenquist, D Thomas (zoom), N Martin

Public Present: Voyo Savich, Brian Dunsmore, Kevin Camisa

Guest Presenter: Greta Brunswick, Northwest Regional Planning

2. ADDITIONS, DELETIONS, OR CHANGES TO THE AGENDA

3. DISCUSSION

A. Consultation of Planning Program with NRPC - Greta Brunswick

Introductions

NRPC per state statute consults with the Planning Commission twice in the 8-year planning cycle regarding the Town Plan

Current plan adopted Jan 2017

Strengths:

- Land use section
- South Village core - could be updated
- Energy Use and Land Use

Weaknesses:

- Forest integrity
- Habitat blocks Act 171

- *Housing* section should include language explaining that manufactured homes follow the same regulations as single-family homes
- ADU and multi-unit housing S100
- Village Designation

Opportunities:

- Housing
- South Village
- Fiscal Development and Land Use
- Enhanced energy plan
- Viewsheds
- Updating graphic / readability of the plan

Training:

- Zoom trainings through NRPC
- May 30th *Essentials of Land Use Planning and Regulations* training
- June training on zoning

Village Designation:

- Georgia Center can be designated as *Village Center* but will need language as such in the new Town Plan
- South Village can be designated as *New Town Center* but would also need to be in Town Plan, and could be achieved by following the application for New Town Center
- Designation gives you higher scoring in state grants for both municipal and private grants
- Neighborhood Development Area can be added to New Town Center
- Town will need a plan for Municipal water and Sewer to be constructed within 10 years with a capital plan and community investment agreement

B. Town Plan - Establish Schedule for new Town Plan

Town Plan - Comprehensive broad visionary document for building and doing projects. Statute dictates some items that have to be in the plan. Goals and policies as a basis for implementing change in the town. 8-year cycle. Adopt the plan, implement the plan, and start to make amendments to the plan for the next update. Should include short-term and long-term items so the plan moves forward.

NRPC may have time for data updates, but would not have availability for a full Town Plan update in the near future. A budget of \$20,000 - \$25,000 for Town Plan will be needed. There are private consultants and firms available to update the Town Plan as well.

The next planning grant cycle will not be able to fund and give enough time to do a full plan. Funding will need to come from the town and we could apply for the planning grant to finish or offset the money invested.

Housing for All Project - Barry Lampke, is available to come to a meeting to discuss the project and how to ensure housing for all.

The current town plan was designed for a 5-year plan in 2017. The state then updated and allowed the town plans to go for 8-years.

Village center designation cannot be applied for due to the language missing from the current Town Plan.

FEMA Flood Hazard map update will be coming this year. The first step is a working map meeting to review maps and recommend changes. Two years from the meeting, bylaws shall need to comply with the new Flood Hazard maps.

4. APPROVAL OF MINUTES

A. Approval of Planning Meeting Minutes 4/11/23

E Johnson asks to have minutes use line numbers on the draft document.

D Bergstrom explains that the town just went to a new meeting and agenda software system that integrates with the new website so the entire process of how minutes are done will change over the next few weeks.

E Johnson - changes to minutes - title to include commission, punctuation errors, #4 fix language, State water permit, not Town, Zoning District not Zone, NRPC not NWRPC

C Rosenquist - comment regarding the conversation at the last meeting regarding the Select Board not approving the application for the Town Plan but the Select Board did approve the application for the \$15,000 grant which he located in the minutes and on video.

E Johnson - The amount changed from NRPC and this was sent in an email but never heard a response so the application was never processed.

Motion to approve the minutes with the corrections

Motion made by Johnson, Seconded by Heinlein.

Voting Yea: Chair Brown, Johnson, Heinlein

Voting Abstaining: Drew, Waite

5. PLAN NEXT MEETING AGENDA

A. June 13, 2023

Change the start time to 6:30 pm

Add the second meeting per month to start work on the Town Plan and other various projects

Motion to change meeting times

Motion made by Drew, Seconded by Heinlein.

Voting Yea: Chair Brown, Johnson, Drew, Waite, Heinlein

Next meeting to discuss the Road document & Ethics Policy

6. OTHER BUSINESS

Get a proposal from private consultants for the Town Plan.

7. DELIBERATIONS

Motion to move into deliberations with the Select Board

Motion made by Johnson, Seconded by Drew.

Voting Yea: Chair Brown, Johnson, Drew, Waite, Heinlein

Motion to exit deliberative session

8. ADJOURN

Motion to Adjourn 9:45 pm

Motion made by Drew, Seconded by Johnson.

Voting Yea: Chair Brown, Johnson, Drew, Waite, Heinlein

APPROVED