## Richmond Planning Commission

Wednesday, April 25th, 2018

Unapproved Minutes

Members Present: Mark Fausel, Scott Nickerson, Alison Anand, Brian Tellstone, Lauck Parke, Virginia Clarke

Members Absent: Joy Reap

Others Present: Jessica Draper, Town Planner;, Jeff Forward, Jack Linn, Chris Granda, Judy Rosovsky, Stefani Hartsfield, Bob Low, Betsy Hardy, Melanie Needle, Ian Stokes, Steve Bower, John Hamerslough, John Rankin, Kyle Hartsfield, Jon Kart

Called to Order: 7:02 pm

Public Comment

 NA

Administrative Items & Updates

 Brian made the motion to approve the minutes, seconded by Scott. Virginia and Alison abstained, all others in favor, so moved.

Town Plan

 Melanie Needle gave a brief overview of Act 174 and Enhance Energy Planning. Alison asked if this will result in greater weight in siting. Melanie said that yes it will if it is certified. Melanie then explained the difference between known and possible constraints to energy development.

 Jeff explained the language about off takers. He said he believes that opposition to renewable energy projects is somewhat based on the issue of who benefits from them. Jack Linn asked if we could put in a definition of “off-taker”. Bob Low expressed support for the constraints additions.

 Mark initiated discussion of including the language about the stretch energy code in the plan. Jeff explained that RBES and CBES are the minimum requirement standards from the state, and that the stretch code is a step above those. He also explained that they’re updated every three years, and that stretch is already used in Act 250 projects. Melanie also said that the stretch code is currently enforced in South Burlington, and may soon be in Hinesburg as well. Jeff said the long term energy cost savings are worth the upfront cost and that Efficiency Vermont can sometimes help with cost.

 Jeff found the definition of off-takers as the purchasers of renewable energy credits of a net metered project. Mark asked about the screening language of goal 3. Jeff said it implies an added layer of regulation that could inhibit projects. Melanie explained that she wanted the town to know that this is something that is within their rights to regulate. Jessica pointed out that some of the actions are more or less statements, and it was decided to create a siting policies section before the goals and actions in the document. Jess asked if on-grid, off-grid, and net-metered could be better explained in the document.

 John Rankin expressed that he is not in favor of the stretch code language because he believes it would make it more difficult for owners of older homes to update and implement energy savers like insulation. Jess mentioned that the town does not currently regulate or enforce interior work like renovations.

 The topic of discussion changed to Housing. It was suggested to add in language about the visioning process and about neighborhoods.

 Future Land Use was rescheduled for the next meeting on May 2nd, along with a commentary/info session to start the next meeting.

Adjourn

Brian made the motion to adjourn, seconded by Lauck.

All in favor, Meeting adjourned at 9:03 pm

Respectfully submitted, Jessica Draper, Town Planner