

## 7.2.25 meeting minutes PC

This meeting was held remotely via Zoom.

Members present: Alison Anand, Ian Bender, Virginia Clarke, Chris Granda

Members absent: Rebecca Connell, Mark Fausel, (*one vacancy*)

Others present : Keith Osborne (Director of Planning and Zoning), Erin Wagg (MMCTV)

### **1. Welcome**

Clarke welcomed members and others, and opened the meeting at 7:05 pm.

### **2. Review agenda and public comment on non-agenda items**

As there were no changes to the agenda, the meeting proceeded as posted. There was no public comment.

### **3. Review minutes of 6.4.25 meeting**

As there were no corrections, additions or alterations to these minutes, they were accepted into the record as written.

### **4. Discuss approval of Tier 1B designation by the Selectboard and ordinance/procedural changes needed to adequately review 1B projects without Act 250 oversight**

Clarke began the discussion by reminding the commission that we had recommended not opting in because we felt we were not ready for it with person or ordinance power to adequately review these projects, but others had recommended opting in as it would theoretically enable more housing. She said we were already in Interim Tier 1B, but we haven't had any of these projects yet, and it's likely that we won't even with permanent 1B status because of the constraints of the eligible area for such projects.

But, she continued, we should figure out what we need to do to be ready for this new arrangement, at least by July 1, 2027 when the permanent 1B starts. By then there may be some consolidation of lots in the Village Center and the Planned Growth neighborhoods that would allow for a 10-50 dwelling unit project. So we will need to review the Act 250 criteria and decide which ones apply to our 1B designated area, and also which ones we care about. For the ones that we care about, we need to make sure our ordinance and procedures provide adequate review standards, as there will be no other oversight. Osborne added that there would be money in the planning budget to hire engineers or other professionals as needed to examine specific features of projects that we might feel unable to properly evaluate. Granda added that we do not need to develop the expertise to evaluate all aspects ourselves, we just need to have a plan about how we identify and engage consultants on an as needed basis. Clarke said we would take this up in greater detail at a future meeting.

## **5. Discuss framework for the Town Plan 2026 focusing on the section entitled “Almanac”**

Clarke explained the discussion that the Steering Committee was having about structuring the new Town Plan: first, that there is a whole section in the 2018 Plan about the Plan’s visioning process, which the Steering Committee is inclined to leave out entirely as it no longer relates to the new Plan. Then there is the “Almanac,” whose original intent was as a companion piece to the Plan, that contained mostly data and additional facts related to the technical plans. No one seems to know where to find this information, and also much of it is either redundant, should be included in the sections’ text, or should have a clearly labeled Appendix of its own. This latter includes the Energy Plan, which is required by CCRPC to be included in the Plan, but is too detailed to be in the text of the Energy section. There is also discussion about whether to include the “Vision to Action” section. Bender, also a member of the Steering Committee, concurred that there was a fine line between giving people enough information to understand the goals and actions in the Plan, and burdening them with way too much information. Clarke invited any PC members with thoughts on this to weigh in.

Clarke then updated the commission on the Town Plan Steering Committee’s activities, which have included two Farmers Market appearances, and will include the upcoming July 4<sup>th</sup> booth and the two workshops on July 10<sup>th</sup> and 12<sup>th</sup>. The workshops will present a review of the 2018 Plan; current and future challenges, and a rotating selection of representatives from various town groups who can highlight their volunteer activities. She reviewed the plans leading up to the workshops and asked for more PC volunteers to help staff the events. Osborne said that all the information could be found on the Town Plan 2026 Steering Committee webpage on the Town website. Bender added that there is also a “read only” Google doc that contains items like the staffing of the time slots, that can be accessed only by those with a link which could include PC members.

## **6. Other business**

Anand, Bender, Clarke and Granda said they would be able to attend PC meetings on 7/16 and 8/6, which would provide a quorum for those meetings. Clarke reminded the commission that Bryton Moeller had resigned. Fausel and Connell have yet to state their availability.

## **7. Adjourn**

As there was no further discussion, a motion to adjourn was made by Bender and seconded by Granda, and Clarke adjourned the meeting at 7:33 pm.

Minutes submitted by Virginia Clarke