

2.4.26 meeting minutes

This meeting was held remotely and in Conference Room A of the Town Center.

Members present: Ian Bender, Chelsye Brooks, Virginia Clarke, Mark Fausel

Members absent: Alison Anand, Rebecca Connell

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

1. Welcome

Clarke welcomed members and guests to the meeting, which she opened at 7:06 pm.

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

Bender thanked Clarke and Brooks for calm presentation at SB hearing in the face of criticism. There was no further public comment, and the meeting proceeded with the posted agenda.

3. Review minutes of 1.7.26 meeting

Guest Marcy Harding offered 2 corrections to the minutes: the random addition of the words “for revisions” at the top of p. 2; and the omission of the “Fa” at the beginning of Fausel’s name on the top of p. 3. Hearing no other comments, Clarke and Osborne said the minutes would be accepted with these corrections into the record.

4. Review change(s) to proposed Town Plan 2026 made at the Selectboard public hearing of 1/21/26, and determine if it/they are consistent with the goals of 24 VSA 4302 as is required by 24 VSA 4385

Clarke reviewed her posted memo which explained how our proposed FLU map was generated for the Town Plan, and that the attendees at the SB public hearing had felt that this map assigned too much land to the “Rural: Conservation” designation in the new state-mandated mapping system. This, they felt, would negatively affect their ability to develop their parcels as they might wish. The SB then ascertained that the attendees would accept removing the conservation overlays from the CCRPC’s map, and that Clarke thought this would be ok with the PC, and so they voted to accept the Town Plan 2026, with the change of replacing the proposed FLU map with the basic CCRPC map, version 2.0. The submission of a report by the PC to the SB indicating that their revision meets the goals of 24 VSA 4302 is statutorily required before a final public hearing can be held. This hearing is scheduled for 2/17/26, followed by the town-wide vote on 3/3/26.

Harding commented that the SB seemed aware of the concerns before comments were made on 1/21, and Brooks reported that these comments had been brought up at the preceding SB meeting of 1/20, so the Board members would have heard them at that time.

Osborne then screen shared the Report that Clarke had prepared, which stated that the SB’s approved change would, indeed, be consistent with the goals stated in 24 VSA 4302. As

CCRPC is also required by this statute to be consistent with these goals, it would not be possible for their “approved” draft map to NOT meet the criteria of these goals. Clarke said that this new map does take steps to “Identify, protect and preserve important natural ... features of the Vermont landscape,” even if it does not go as far in this direction as the PC’s proposed map would have done. Clarke then reviewed the SB’s additional change of revising “shall” to “should” in two instances in the FLU text. (see “FLU text revisions” in the meeting materials).

5. Review any other wording changes in the FLU text necessary to carry out the map change approved by the Selectboard

Osborne and Clarke then reviewed the few other wording changes in the FLU section text would be necessary in order for the text to be consistent with the new (version 2.0) CCRPC FLU map. These changes can be viewed on the tracked changes version of the FLU section in the attached meeting materials. Following a short discussion about how the FLU map would be titled in the Plan, Clarke recommended that the map be simply called “Future Land Use” to parallel the titles of the other maps in the Plan. Osborne said he would pass that along to CCRPC, which was producing a PDF version of their 2.0 map for us to use.

6. Consider approval of conveying a Report to the SB as determined in #4 and 5 above

As there was no further discussion, Fausel moved to send to the SB the Report affirming that the PC finds the map change, taken with the rest of the Plan, to be consistent with the goals of 24 VSA 4302. The motion was seconded by Bender, and approved on a 4-0 vote. Clarke and Osborne said the Report and wording changes would be forwarded to the SB ASAP, so they could be reviewed prior to the public hearing on 2/17.

7. Other business

Fausel led a brief discussion about the planned 4-way stop signs at the BHCT intersection that has been approved by the SB, and Brooks determined that the “traffic ordinance” public hearing to be held on 2/17 was not about the stop signs, but about increasing fines for certain traffic violations such as parking on certain roadways. This led to a discussion of how much information should be included on a posted agenda to give people more of a chance to attend meetings of interest. Clarke said this has been a concern of the PC also, and said that she and Osborne have been trying to put enough detail on the agenda without making the posting excessively long. Having more frequent postings was also discussed, as well as some other type of announcements.

Erin Wagg from MMCTV commented that she lives near the BHCT intersection and that she felt the stop signs may make the intersection safer for pedestrians, as it is often difficult to see where people are going to cross, and the traffic does go fast there. She is looking forward to the trial of the stop signs, even if her commute takes longer, and to the town-wide discussion that will follow. Harding agreed that something should be done at the intersection to improve pedestrian safety.

8. Adjourn

As there was no further discussion, Mark motioned to adjourn, seconded by Bender. Hearing no opposition, Clarke ended the meeting at 8:03 pm. She thanked Brooks for coming to the Town Center to be a presence there in case anyone thought there was an in-person component to the meeting, and said the next PC meeting would be on 2/18.

Minutes submitted by Virginia Clarke