

TOWN OF WAITSFIELD, VERMONT
Planning Commission Meeting Minutes
Tuesday, October 18, 2022

Members Present: Kevin Anderson (online), Emma Hanson (online), AnnMarie Harmon (online), Alice Peal (online), Steve Shea (online), Brian Voigt (online)

Members Absent: Bob Cook

Staff Present: JB Weir, Zoning Administrator

Others Present: None

II. Regular Business.

1. Call to Order

The meeting was called to order at 7:02 pm. The meeting was held in person at the Town Offices and remotely via Zoom.

2. Review agenda for addition, removal, or adjustment of any items.

Emma requested a report on the recently held housing summit during the Other Business portion of the meeting.

3. Public Forum.

There was nobody present requesting to address the Commission.

4. Approval of Minutes

The minutes of October 4, 2022 were amended and approved.

5. Wastewater and Water Feasibility Study Update

Alice reported that organization for the community meeting is underway and that the brochure will be printed for distribution, as well as a Q and A sheet. An ad has been sent to the Valley Reporter.

Regarding committee work, she indicated that a full review of the options presented in the 60% report has taken place. Also, the group reviewed the slides from the Dubois & King presentation, providing feedback on where the presentation might be tightened up and simplified for presentation to the broader community.

Alice also noted that work is on track to receive the 90% report just before Thanksgiving; this will provide more details on the scenarios chosen to be fleshed out, and the report will be presented to the Selectboard at their December 12 meeting. She confirmed that this later report will also contain more information regarding phasing and PER application implications.

Annmarie reminded the group that she will be interviewing Chach on MRVTV about the work of the committee.

Kevin asked about the possibility of beginning to follow through with establishing more water system connections as soon as possible.

6. Bylaw Modernization Grant Update

Executive Session: The meeting entered Executive Session from 7:33 to 7:57 in order to discuss

personnel matters, specifically the review of consultant applications for the Bylaw Modernization work.

Motion: A motion was made by Brian and seconded by AnnMarie to recommend to the Selectboard that SE Group be retained as the consultant for the Bylaw Modernization Grant work. The motion passed unanimously.

JB will work with Annie to have this approval placed on the next Selectboard agenda, and to determine if any background documentation will need to be provided. There was concurrence that Annie likely has a suitable template from which to create a contract with SE Group; JB will check on any ACCD contractual requirements. It was anticipated that all the paperwork can be completed in time for their attendance at either the November 1 or November 15 PC meeting, in the meantime, SE Group will be encouraged to attend the public Wastewater meeting next week.

It was agreed that this project will be co-led by Kevin and Emma, with JB's assistance.

7. Town Plan – Chapter 11 Update and Final Review

Brian outlined recent changes he made to Chapter 12, including a discussion of the stormwater master planning work which has taken place and the related deletion of that goal, as it has been accomplished. He noted that other minor language cleanup was included in the changes.

He had also located a better graphic for demonstrating conservation subdivisions; this one depicts three options and better explains what the preferred layout would be. All agreed that this graphic should be included.

Brian indicated that Chapter 11 is also complete; just requiring JB to complete any necessary formatting as he puts the full draft together.

JB indicated that he would likely have time in the coming weeks to get the full draft ready for review; it was noted that the PC might have that review complete and be able to begin the formal hearing process in January.

8. Other Business

There was some discussion of the recently held housing summit; those who attended reported on some of the content presented. It was noted that presenters indicated that wastewater infrastructure is a critical component of any solution and that infill projects are more likely in this area than large housing projects. Alice explained that Downstreet is continuing their work at Mad Meadows to provide 8 new duplexes, and complete renovation and upkeep work on the existing units; they will be seeking ARPA funding for some of this work. Kevin raised the possibility of towns acquiring land for building sites as well as wastewater infrastructure. Steve provided the group with some history of the Munn site being considered as a location for wastewater disposal.

Kevin asked if the retail cannabis shop to be opened in town is to be run by an integrated licensee; JB indicated that the cultivation is taking place in another town outside the MRV. He also noted that there may be a second retail shop application coming up.

9. Adjournment

The meeting adjourned at 8:59 pm.

Respectfully submitted,
Carol Chamberlin, Recording Secretary