

**I - Call to Order**

PC Members attending- Dennis Casey, Chair, Norm Cota, Hugh Johnson, Jeff Keeney, and Kelly Norris  
Others attending- Brandy Saxton, Dave Wetmore.

7:00 PM –Dennis called the PC meeting to order.

**Visitor Business and adjustments to agenda- no adjustments**

**II- Minutes**

Hugh moved the 10/6/2016 draft minutes as presented, Jeff 2nds. Approved 5-yes, 0-no,

**III- PC Business**

**Town Plan update planning-**

Brandy is attending tonight’s meeting to begin the planning process to amend the Town Plan. Dave has shared Brandy’s estimate and rough plan of work to complete amendment. Brandy explained that her estimate includes work that the ACRPC may also complete.

PC plans to seek public input, but suggest areas that need to be focused on include;

1. Renewable energy
2. Water quality
3. Flood and all-hazard resiliency plans
4. Compliance with changes in VT Law
5. Statistics and data updates.
6. Need to take comments on the entire plan, but PC feels that the 2011 rewrite was very comprehensive and hope to focus on what is necessary.

Brandy reviewed past public participation efforts. They included a 3-part survey, forum, and working groups. She suggested pulling out that survey and reformatting the questions in an effort to decide what to focus forums or working group on. Brandy also outlined the changes to the PSB, section 248 process.

Town standing in front of Section 248 review- This is primarily about renewable energy project review. Presently the PSB process is supposed to give “due consideration” to Town Plans. If Town Plans meet the standards being proposed the PSB will give the Town Plan “substantial difference”. The PSB is set to roll out the final review standards in November. As drafted they set a pretty high bar for any Town Plan. PC will have to decide how important it is for the Town to have standing before the PSB. Once determined the Town Plan will accordingly seek to comply with the relevant standards. Brandy described the full spectrum of efficiency and technical information required. ACRPC’s has been tasked to provide some of this assistance. PC discussed the opportunities for wind and solar renewable energy projects. Currently there are many small solar projects sited in Town and a 150 kW project has been proposed on Quaker Street. Brandy shared that there are some resources available to help the PC determine the potential for renewable energy projects in Town, i.e. VT Energy Atlas maps. It has been determined that some Statewide important natural resources need to be avoided, including wetlands and floodways. Other regional important resources include prime agricultural soils, and maybe scenic views.

Jeff- asked what is the capacity of the electric grid to support these projects? That is what the RPC’s will be looking at. Dave noted that there is evidence that much of the grid is overloaded presently.

PC- asked who will assist with compliance with the PSB standards? That remains to be determined. Brandy noted that much of the standards being proposed reach far beyond siting and screening.

PC and Brandy agreed to the following.

1. Brandy will examine Plan for compliance with Statute changes
2. Rework the survey to get general feedback. Brandy will review previous survey and make suggestions for PC consideration. The goal is to have a survey out to residents in January, forums and workshops March, April and early May. Draft Plan for hearing in October-November 2017. Seek approval early 2018.
3. PC will read Town Plan and flag anything to reconsider.
4. Dave will check w/ Adam at ACRPC to determine where they will assist.

**Bylaw update- Bylaws voted 9/27/2016 are now in effect.** Interim zoning was adopted 10/11/2016. There is an appeal period but it is to a public hearing, not a vote. Brandy will be finalizing the Bylaws and sending a final copy. Interim zoning will be attached as an addendum.

Brady left at 8:20 pm and she will attend the December 1 PC meeting. PC and Brandy will work on the survey questions in between.

Dave – acknowledged that he will attend a certified flood manager course December 5-8. He also shared work he is completing on new forms and fee schedule. Fee schedule will remain about the same for residential, home, cottage and agricultural businesses. Larger SD and commercial uses would increase. PC discussed fees and considered land development scenarios.

Jeff- asked if developers are required to submit all geo-referenced information regarding a SD to the Towns mappers? Dave will look, but the DRB could make that a condition.

#### IV- Other

Correspondence-

- Municipal Action Paper #3- “Land Use and Energy”

Next meeting November 3, 2016

#### VII- Adjournment

Hugh moved to adjourn at 9:00 PM, Jeff 2nds. Motion to adjourn 5- yes, 0-no.