

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION**  
**Town Plan Review Committee**  
**Approved Minutes**

October 9, 2018 at 5:45pm

Central Vermont Chamber of Commerce (Lower Level Conference Room),  
963 Paine Turnpike N., Berlin, Vermont 05602

**Committee Members:**

<input checked="" type="checkbox"/>	Bill Arrand, Worcester
<input checked="" type="checkbox"/>	Lee Cattaneo, Orange Commissioner
<input checked="" type="checkbox"/>	Ron Krauth, Middlesex Commissioner
<input checked="" type="checkbox"/>	Joyce Manchester, Moretown Alternate Commissioner
<input checked="" type="checkbox"/>	Jan Ohlsson, Calais Alternate Commissioner
<input type="checkbox"/>	Karla Nuissl, Berlin Alternate Commissioner (Alternate Seat)

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Staff: Clare Rock

Town representatives: Jonathan Williams, Marshfield PC Chair; Melissa Seiffert, Marshfield PC and CVRPC Rep

**CALL TO ORDER**

The meeting was called to order by Bill Arrand, Chair at 6:06 pm.

**CHANGES TO THE AGENDA**

The following changes to the agenda were proposed and accepted: After item #5 (confirmation and approval of the town plan), add: review of CVRPC memo dated October 5, review the minutes of the last meeting and review the requested info submitted from Berlin. Plus approve the minutes from the October 4, 2018 (not the September 10, 2018 minutes.).

**PUBLIC COMMENTS**

None.

**PUBLIC HEARING: APPROVAL OF THE TOWN OF MARSHFIELD MUNICIPAL PLAN AND CONFIRMATION OF THE LOCAL PLANNING PROCESS**

*Motion by Krauth to open the public hearing, seconded by Ohlsson, all in favor. Motion carried.*

Jonathan Williams, Marshfield PC Chair presented the plan, which was approved by the PC and adopted by SB. He added that this could not have been accomplished with the help by the CVRPC. There wasn't a great deal of substantive changes, and the PC expects to go back to the town plan to incorporate the enhanced energy plan and to voluntarily comply with Act 174. This will require collaboration with the energy committee and a town plan update in the near future. Williams added that the majority of the town is conserved (approx. 80%) and it's hard to find the balance between allowing for new development and conservation.

Staff indicated that the staff found it met the requirements, yet staff found some of the information was

1 outdated, such as 2000 census data and references to the 2008 buildout. Seiffert indicated there isn't  
2 much new data out there and that the buildout hasn't been updated. Rock indicated that building  
3 permit data was reported from 2012 and nothing more recent. The town is experiencing a population  
4 decrease like much of Vermont. With population decreasing the Town recognizes the approach to goals  
5 may need to shift but the overall goals remain the same. The Town would like the plan to adopted and  
6 approved so they can adopt some zoning changes. The PC envisions a potential change the zoning map,  
7 so it could allow for additional growth, because it is currently very constrained.

8  
9 Cattaneo asked if the town has considered expanding the Village Center area. There is interest in town  
10 as there is town water and sewer capacity, water and sewer rates are high because there are not many  
11 new users. There are local concerns about the Marshfield dam. Ohlsson asked about the timeline for  
12 implementation and suggested the town consider adding responsible parties and a timeframe to each of  
13 the identified strategies. She specifically asked about the timeline for the zoning changes. The PC also  
14 mentioned they have recently worked on a noise ordinance.

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16 **a. CONFIRMATION OF THE TOWN OF MARSHFIELD MUNICIPAL PLANNING PROCESS**

17 **b. APPROVAL OF THE TOWN OF MARSHFIELD MUNICIPAL PLAN**

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19 *Krauth made a motion to recommend approval of the plan, seconded by Cattaneo, all in favor. Motion*  
20 *carried.*

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22 *Ohlsson made a motion to recommend confirmation of the plan, seconded by Manchester, all in favor.*  
23 *Motion carried.*

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25 *Manchester moved to close the hearing, seconded by Ohlsson, all in favor. Motion carried.*

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27 **REVIEW MEMOS DATED OCTOBER 5, 2018, REVIEW OCTOBER 5, 2018 DRAFT MINUTES, REVIEW**  
28 **SUPPLEMENTAL INFORMATION SUBMITTED BY BERLIN.**

29 Staff provided an overview of why the memo was being drafted and when it was drafted. Executive  
30 Committee requested memos to be submitted ahead of the Commission meeting regarding town plan  
31 hearings the recommendations of the committee. Following the Berlin Hearing staff drafted the memos  
32 which were handed out and have been provided to Commissioners. Clarification was made about  
33 Berlin's efforts within their proposed zoning to demonstrate progress toward the childcare and  
34 education goals.

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36 The Committee reviewed the motions which were made a previous meeting (as contained within the  
37 October 5, 2018 draft minutes.) And then reviewed the Berlin submittal which was the baseline data on  
38 childcare and Vocational Education. This information will be kept with the RPC.

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40 **RULES OF PROCEDURE & COMMITTEE PROCESS**

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42 Discussion continued about measuring progress and how the RPC will measure this. AS this is a fairly  
43 new requirements this will be the beinging pont of which we'll have to start measuring. One way to do  
44 this will be to have the town document how they are making progress during the consutation process  
45 (2x within the 8-yeat plan cycle) and seeing what action items from their town plans they are able to  
46 check off next time the plan is adopted.

47  
48 Ohlsson mentioned the RPC housing distribution plan and it's troubling. Plus the changes to the school

1 consolidation requirements. Discussion followed about the challenges and the changing trends in  
2 Vermont, due to decreased population in areas outside of the Burlington area. Plus the recognition that  
3 small towns are losing economic generators and people becoming more disconnected to the towns they  
4 live in.

5  
6 Committee members asked about a clarification of the status of the Regional Energy Plan – do we have  
7 substantial deference. Or does this just give us the authority to certify. And why couldn't Orange just  
8 adopt the Regional Energy Plan? Rock will clarify the answers at the next meeting. Ohlsson would like to  
9 meet in between, before the Waterbury Hearing.

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11 **APPROVAL OF MINUTES**

12 Review of the October 5 Minutes.

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14 *Cattaneo made a motion to approve the minutes, seconded by Ohlsson, all in favor. Motion carried.*

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16 **ADJOURNMENT**

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18 *Cattaneo made a motion to adjourn, seconded by Krauth, all in favor. Motion carried.*

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20 Cattaneo will be away in November.

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