

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION  
TOWN PLAN REVIEW COMMITTEE  
MARCH 31, 2016  
MINUTES**

The regular meeting of the Central Vermont Regional Planning Commission's Town Plan Review Committee was held on Thursday, March 31, 2016 in the Conference Room of the Central Vermont Regional Planning Commission.

Committee Members Present:

Bill Arrand – Town of Worcester  
Ron Krauth – Town of Middlesex  
George Malek – Town of Orange  
Julie Potter – Town of East Montpelier  
Paul Rose – Town of Calais

Others Present:

Dara Torre – Town of Moretown  
Johnathan Siegel – Town of Moretown  
Eric Vorwald, AICP – CVRPC Senior Planner

**CALL TO ORDER**

The meeting was called to order by Mr. Vorwald at 4:15pm. The meeting began with introductions of those present.

**CHANGES TO THE AGENDA**

No changes to the agenda were recommended.

**PUBLIC COMMENTS**

No members of the public were present for comments.

**DISCUSSION OF MORETOWN'S TOWN PLAN UPDATE**

Mr. Vorwald introduced the purpose of the meeting noting that the Town of Moretown had requested regional approval of their town plan that was adopted by the Moretown Selectboard on January 4, 2016. He also noted that the discussion and a recommendation would be forwarded to the full regional commission for their consideration of approval if the plan contained all the required elements noted in statute, was consistent with the state planning goals noted in statute, and is consistent with the regional plan and approved plans of other municipalities. Mr. Vorwald then asked for the representatives of Moretown to provide an overview of the plan and the planning process that was conducted.

Mr. Siegel noted that the previous town plan had expired due to issues related to Tropical Storm Irene and turnover on the planning commission. Mr. Siegel also provided an overview of the planning process noting that a community-wide survey was conducted and multiple town-wide meetings were held to solicit input from

the community. In response to a question by Mr. Rose, Mr. Siegel noted that the draft plan was forwarded from the Planning Commission to the Selectboard who in turn suggested several changes that needed to be reviewed by the Planning Commission a second time.

Ms. Potter inquired on staff's opinion of what aspects of the plan were strong and what aspects were weak. Mr. Vorwald noted that there was a strong emphasis on maintaining and protecting the Village of Moretown as a focal point in the Town. He also noted that protection of the historic and rural resources was a strong component of the plan as well. Additionally, Mr. Vorwald noted that the mapping seemed to lack detail and was not particularly usable due to the scale and he also noted that the policies and actions could be improved by including information on what entity would be responsible for completing the actions and what a desired timeline would be.

Mr. Rose noted that it might be appropriate for the Town of Moretown to consider adding language that would strengthen the plan with regard to decisions of the Public Services Board. He noted that "due consideration" must be given to town plans therefore any information that would strengthen the town's position would be helpful.

Mr. Malek inquired about the regional housing distribution plan and how it was addressed in Moretown's update. He noted that with recent decisions the regional plan now carries more weight and the regional plan states that town plans shall include a map identifying the preferred location of housing in the community. The committee proceeded to have a detailed discussion on housing issues and how the Moretown Town Plan addresses the issues noted in the Central Vermont Regional Plan that direct municipalities to include specific information on housing and locations for housing.

Finally, Mr. Siegel noted a large area of town that is being logged as a possible future concern based on the fact that a private company owns the land and may be interested in developing it in the future. The discussion turned to Transfer of Development Rights before being concluded. Additionally it was noted that the Village of Moretown has significant structures built there including the town garage yet the area is a floodplain.

Following the discussion, a motion was made by Mr. Rose and seconded by Ms. Potter to recommend regional approval of the Moretown Town Plan and planning process and further recommend that future plan updates include additional detail on housing and housing distribution; upgraded maps, and identification of responsibilities and timelines with the implementation policies and actions. Mr. Vorwald called for a vote on the motion. The motion carried with 4 in favor and 1 opposed (Mr. Malek).

Mr. Vorwald noted that a meeting would be held in April to review the town plan update for the Town of Calais and that he would send a meeting request to the committee to identify a date and time.

## **ADJOURNMENT**

With no additional business to discuss, the meeting was adjourned at 5:30pm.