

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION**  
**MINUTES**  
**October 8, 2019**

Commissioners:

<input type="checkbox"/> Barre City	Janet Shatney	<input type="checkbox"/> Moretown	Dara Torre, Secretary
<input type="checkbox"/>	Heather Grandfield, Alt.	<input type="checkbox"/>	Joyce Manchester, Alt
<input type="checkbox"/> Barre Town	Byron Atwood	<input checked="" type="checkbox"/> Northfield	Laura Hill-Eubanks, Chair
<input type="checkbox"/>	Mark Nicholson, Alt.	<input checked="" type="checkbox"/> Orange	Lee Cattaneo
<input checked="" type="checkbox"/> Berlin	Robert Wernecke	<input checked="" type="checkbox"/> Plainfield	Bram Towbin
<input type="checkbox"/>	Karla Nuissl, Alt.	<input checked="" type="checkbox"/>	Paula Emery, Alt.
<input checked="" type="checkbox"/> Cabot	Amy Hornblas	<input checked="" type="checkbox"/> Roxbury	Jerry D'Amico
<input type="checkbox"/> Calais	John Brabant	<input checked="" type="checkbox"/> Waitsfield	Don La Haye
<input type="checkbox"/>	Jan Ohlsson, Alt.	<input type="checkbox"/>	Harrison Snapp, Alt.
<input checked="" type="checkbox"/> Duxbury	Alan Quackenbush	<input type="checkbox"/> Warren	Alison Duckworth
<input checked="" type="checkbox"/> E. Montpelier	Julie Potter	<input type="checkbox"/>	J. Michael Bridgewater, Alt.
<input checked="" type="checkbox"/>	Jack Pauly, Alt.	<input checked="" type="checkbox"/> Washington	Peter Carbee
<input type="checkbox"/> Fayston	Carol Chamberlin	<input checked="" type="checkbox"/> Waterbury	Steve Lotspeich, Vice-Chair
<input checked="" type="checkbox"/> Marshfield	Robin Schunk	<input type="checkbox"/> Williamstown	Richard Turner
<input checked="" type="checkbox"/> Middlesex	Ron Krauth	<input type="checkbox"/> Williamstown	Jacqueline Higgins, Alt.
<input checked="" type="checkbox"/> Montpelier	Marcella Dent	<input type="checkbox"/> Woodbury	Michael Gray, Treasurer
<input type="checkbox"/>	Mike Miller, Alt.	<input checked="" type="checkbox"/> Worcester	Bill Arrand

Staff: Bonnie Waninger, Ashlynn Shanahan

Guests: Bill Frasier, Montpelier City Manager

**Call To Order**

Chair Hill-Eubanks called the meeting to order at 6:31 pm. Quorum was present to conduct business.

The meeting began with introductions.

**Adjustments To The Agenda**

No adjustments were made.

**Public Comments**

No public comments were made.

**Focus on Montpelier**

Bill Frasier, Montpelier City Manager, presented on Montpelier's Economic Development Strategic Plan. Its purpose is to identify key sectors in the local economy and direct strategic investments toward those businesses. Key sectors include higher education, food processing, entrepreneurs, finance, non-profits,

1 tech services, specialty retail, tourism/hospitality, and the arts. The zoning and permitting process was  
2 redone to be more user friendly and yield more predictable outcomes. The importance of continuing to  
3 support organizations and institutions that already add to the character of Montpelier was emphasized.  
4

5 Frasier discussed the new transit center and possibilities for development of a hotel and parking garage.  
6 The State will be repairing the State Street bridge in the next few years. The City would like to complete  
7 its own repairs on State Street in tandem with the bridge repair to minimize disruption.  
8

9 S. Lotspeich asked about plans for Sabin's pasture; this is part of Montpelier's TIF district. Frasier noted  
10 it functionally has become a privately-owned, unofficial park to the local community. Proposals to  
11 develop this land have faced backlash. Proposals for housing and development to be allowed along  
12 Barre Street and the river while preserving the rest as open space have been well received by  
13 community and landowners. VCFA is selling part of this parcel, and it has been proposed that a  
14 bathhouse and housing be developed on it.  
15

16 A. Quackenbush asked why the apartments on Main Street stayed vacant. Frasier said apartments were  
17 in deplorable condition and costly to repair. Aubuchon Hardware purchasing the property at modern  
18 pricing allowing it to be renovated through their investment and a partnership with Downstreet.  
19

20 B. Waninger asked Frasier to discuss inclusion of the Crestview area in the City's Designated Growth  
21 Center. Frasier said it was initially taken out because there was some pressure to reduce the span of  
22 Montpelier's proposed Growth Center. The landowner objected, and it was proposed to put it back in  
23 growth area. The parcel is served by water and sewer although the utilities do not enter the site, so  
24 development in that section is feasible.  
25

26 L. Hill-Eubanks asked if tax stabilization been successful at attracting business to Montpelier. Frasier  
27 said tax stabilization helps to create an environment for the City to work with businesses. He noted  
28 Vermont has limited options for these types of incentives. Initially the municipal tax was all that was  
29 included in tax stabilization. Using education tax was more attractive to business and has helped. It is  
30 used to help with lease payments for potential tenants. This strategy is not the single solution for  
31 attracting businesses but it helps project a business-friendly environment.  
32

33 Questions were raised about parking, which is always tight in Montpelier. Recent construction has  
34 made parking more difficult. Frasier said the plan for downtown parking while a parking garage is built  
35 depends on the time of year the garage will be constructed. There is no concrete plan on how to  
36 address this as of now but it was acknowledged that this will need to be considered.  
37

38 Concerns were raised about the emphasis on new construction being in close proximity to the rivers,  
39 and how that would impact management of dams and storm water. The City's plans follow state  
40 regulations with regard to construction within the floodplain. The Transit Center is built off the ground,  
41 and other new construction does have sizable setbacks from the river. Communication and  
42 coordination with dams around large rain events has been good.

1  
2 It was asked why the planned parking garage can't be in area E on the TIF district map. Frasier said the  
3 City completed an analysis. The impact of traffic and pedestrians crossing State Street was more drastic  
4 that the current location. TIF money could be used to develop a smaller parking facility in this location.  
5

6 Concerns were raised about serious weaknesses in water infrastructure in Montpelier. Frasier  
7 acknowledged that water lines are old. He discussed the City's capital plan to improve water and sewer.  
8

9 R. Krauth asked if residents will be upset if proposed rail transit creates disruptions at intersections and  
10 noise. Frasier said the State is doing an assessment of rail lines to see what it would take to bring them  
11 to that standard. He noted a lot of operational issues have not been considered yet.  
12

13 B. Waninger asked Frasier to share his thoughts about why development activity in Montpelier was  
14 quiet and seems to have become more activity. Frasier said development has increased thanks to the  
15 efforts of City staff, an improved economy, opportunities presenting themselves, messages sent that  
16 City was interested in working with businesses, improved business atmosphere, and permitting and tax  
17 changes.  
18

#### 19 **Municipal Plan Approval**

20 Waninger noted the Commission granted provisional plan approval to the Middlesex Town Plan. The  
21 municipality has adoption process without substantive changes. Staff provided the Town with a letter  
22 confirming the plan as officially approved. Rock will work with the Town Plan Review Committee to  
23 document how the provisional approval process should work and how to define what "substantial  
24 change to a plan" means.  
25

#### 26 **Committee Appointment**

27 L. Hill-Eubanks noted that the Regional Plan Committee will begin working on regional plan again. With  
28 Kirby Keeton's departure, the Committee has a vacancy. She noted one person has expressed interest in  
29 filling position. She requested Commissioner and Alternates interested in participating on the  
30 Committee contact her. The appointment will be made at the November Commission meeting.  
31

#### 32 **Municipal Dues**

33 The Executive Committee is assigning the duty of establishing municipal dues. During a recent bylaw  
34 update discussion, Commissioners indicated they want the Board to set that rate, so the Committee has  
35 recommended a rate to the Board. The recommended rate, data source used to set dues, and other  
36 questions were discussed.  
37

38 *R. Wernecke moved to approve a FY21 municipal dues assessment rate of \$1.25 per capita and use the*  
39 *Vermont Department of Health's most recent population estimates as the base data for population; D. La*  
40 *Haye seconded. Motion carried.*  
41

#### 42 **FY20 Work Plan & Budget**

1 Waninger presented CVRPC's FY20 work plan and budget.

2  
3 P. Carbee asked if the lease for CVRPC's office was renewed. Waninger said the Commission requested  
4 an extension, which the landlords granted. CVRPC has proposals for other spaces, and the current  
5 landlord is working on its proposal.

6  
7 S. Lotspeich asked Waninger to discuss the Clean Water Service Provider concept. Waninger said under  
8 Act 76 Clean Water Service Providers:

- 9 • act as grant administrators for the projects that are not included in a permit programs, such as
- 10 riparian buffers,
- 11 • maintain responsibility for maintenance and operations of funded projects over the life of the
- 12 project, and
- 13 • provide staffing for a Clean Water Council.

14  
15 The Council prioritizes projects for funding. The State will give each provider a pollution reduction  
16 allocation to achieve and funding to invest in improvements. The State will designate providers for all  
17 12 watersheds. CVRPC can express interest in becoming a Service Provider. If it does, it would like  
18 chose to cover the Winooski watershed. This would include activities in Chittenden County.

19  
20 RPCs met with VT DEC last week. DEC asked for input on what providers could and should do. Providers  
21 will be designated by December 2021. CVRPC will need to make a decision about applying for provider  
22 status over next year.

23  
24 Commissioners asked if the Commission would vote on this issue. Waninger said that is unknown and  
25 up to the Commission. It may depend on how this unfolds and how much time there is. She will be  
26 keeping the Executive Committee apprised.

## 27 28 **Meeting Minutes**

29 *R. Wernecke moved to approve the September 10, 2019 minutes; P. Carbee seconded. Motion carried.*

## 30 31 **Reports**

32 Waninger described the Working Communities grant from the Federal Reserve Bank of Boston. Barre  
33 City is the only eligible municipality in the region, although other municipalities could participate in the  
34 City's application. The grant is focused on systems change.

## 35 36 **Adjournment**

37 *D. La Haye moved to adjourn at 6:27 pm; L. Cattaneo seconded. Motion carried.*

38  
39 Respectfully submitted,

40  
41 Ashlynn Shanahan, Planning Technician