



Central Vermont Regional Planning Commission

MUNICIPAL PLAN REVIEW COMMITTEE

September 8, 2020 at 4:30pm

Remote Participation via GoToMeeting

Join via computer, tablet or smartphone: <https://global.gotomeeting.com/join/143259637>

Dial in via phone [1]: +1 (786) 535-3211; Access Code: 143-259-637

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AGENDA

1. **CALL TO ORDER**
The meeting will be called to order and may include introductions.
2. **CHANGES TO THE AGENDA**
The Committee may identify and discuss any changes to the agenda.
3. **PUBLIC COMMENTS**
Time will be provided for members of the public to speak about items not on the agenda.
- 3 4. **PUBLIC HEARING: APPROVAL OF THE *NORTHFIELD TOWN PLAN 2020-2028* AND
CONFIRMATION OF THE LOCAL PLANNING PROCESS**
As requested by the Town of Northfield, the Municipal Plan Review Committee will open a public hearing to receive public comments on the *Northfield Town Plan 2020-2028* and confirmation of the local planning process.
5. **PUBLIC HEARING: ISSUANCE OF A DETERMINATION OF ENERGY COMPLIANCE FOR
*NORTHFIELD TOWN PLAN 2020-2028***
As requested by the Town of Northfield, the Municipal Plan Review Committee will open a second public hearing to receive public comments on the *Northfield Town Plan 2020-2028*.
- 4 6. **PUBLIC HEARING: ISSUANCE OF A DETERMINATION OF ENERGY COMPLIANCE FOR TOWN
OF BARRE, VERMONT 2020 TOWN PLAN**
As requested by the Town of Barre, the Municipal Plan Review Committee will re-open and continue the public hearing from August 28, 2020 to receive public comments on the *Town of Barre, Vermont 2020 Town Plan*.
7. **RECOMMENDATIONS TO THE CVRPC BOARD OF COMMISSIONERS:**
a. CONFIRMATION OF THE TOWN OF NORTHFIELD MUNICIPAL PLANNING PROCESS
b. APPROVAL OF THE TOWN OF NORTHFIELD TOWN PLAN 2020-2028.

c. ISSUANCE OF A DETERMINATION OF ENERGY COMPLIANCE FOR NORTHFIELD TOWN PLAN 2020-2028.

d. ISSUANCE OF A DETERMINATION OF ENERGY COMPLIANCE FOR TOWN OF BARRE, VERMONT 2020 TOWN PLAN.

At the close of the public hearing, the Municipal Plan Review Committee will consider four recommendations to the Board of Commissioners: a) confirmation of the Town of Northfield's planning process under 24 VSA §4350(a); b) approval of the *Northfield Town Plan 2020-2028* per 24 V.S.A. § 4350(b); c) issuance of a determination of energy compliance for the *Northfield Town Plan 2020-2028* as per 24 V.S.A. §4352; and d) issuance of a determination of energy compliance for the *Town of Barre, Vermont 2020 Town Plan* as per 24 V.S.A. §4352

7 8. APPROVAL OF MINUTES

Draft minutes from the August 27, 2020 Municipal Plan Review Committee are included for consideration of approval.

9. ADJOURNMENT

If there is no additional business the Committee should consider a motion to adjourn.



MEMO

Date: September 4, 2020
To: Municipal Plan Review Committee
CC: Laura Hill-Eubanks, Northfield Planning Commission Chair
From: Zachary Maia, Assistant Planner
Re: Northfield Municipal Plan Review Committee Hearing Extension

✉ **ACTION REQUESTED:** At the meeting, the Committee open a public hearing on the *Northfield Town Plan 2020-2028*. Following the hearing the Committee will be tasked with making three recommendations to the Board of Commissioners regarding:

- a) confirmation of the planning process under 24 VSA §4350(a);
- b) approval of the municipal plan per 24 V.S.A. § 4350(b); and
- c) Issuance of an affirmative Determination of Energy Compliance per 24 V.S.A. §4352.

Due to an administrative oversight in posting adequate 15-day notice, Staff recommendation is to postpone the hearing on the above three (3) items to the September 21, 2020 Municipal Plan Review Committee meeting at 5:00pm via GoToMeeting software.



MEMO

Date: September 4, 2020
To: Municipal Plan Review Committee
CC: Chris Violette, Planning and Zoning Administrator
From: Zachary Maia, Assistant Planner
Re: Barre Town Municipal Plan Review for Determination of Energy Compliance –
Hearing Extension Memo

☒ **ACTION REQUESTED:** At the meeting, the Committee will continue the public hearing on the *Barre, Vermont 2020 Town Plan*. Following the hearing the Committee will be tasked with making one recommendation to the Board of Commissioners regarding:

- Issuance of an affirmative Determination of Energy Compliance per 24 V.S.A. §4352

Staff requests that the Municipal Plan Review Committee make ONE of the following recommendations to the Board of Commissioners regarding the requested determination of energy compliance:

- a. The adopted *Town of Barre, Vermont 2020 Town Plan* does not contain the required Existing Generation map, and the reason presented by the Town of Barre is not compelling; therefore, an affirmative determination of energy compliance is not warranted at this time for the *Town of Barre, Vermont 2020 Town Plan*.

OR

- b. The adopted *Town of Barre, Vermont 2020 Town Plan* does not contain the required Existing Generation map, and the reason presented by the Town of Barre is compelling; therefore, an affirmative determination of energy compliance shall be recommended at this time for the *Town of Barre, Vermont 2020 Town Plan*.

Town of Barre, Vermont 2020 Town Plan

To view the plan, please visit: <https://centralvtplanning.org/wp-content/uploads/2020/08/20-08-23-Barre-Town-plan-2020-ADOPTED.pdf>. If you would prefer hard copies of the Plan, please contact Nancy Chartrand or Zachary Maia at 229-0389.

Staff Review

The Town of Barre, Vermont 2020 Town Plan meets nearly all standards set forth by the Public Utility

Commission under 24 V.S.A. §4352. Please see completed municipal planning standards checklist for more information.

Mapping Standard 11 states, “Does the Plan identify and map existing electric generation sources? *Maps may depict generators of all sizes or just those larger than 15 kW as long as information on generators smaller than 15 kW is summarized and provided or referenced elsewhere. It is expected that the best available information at the time of plan created will be used. This information is available from the DPS.*”

The Plan includes all required maps except for the map on existing generation facilities. In recognizing the possibility of a formatting error, Staff sent original PDF copies of the maps needed for plan approval to the Town on March 23, 2020. Included in this email was the existing generation map that would satisfy Mapping Standard 11.

Staff contacted the Town of Barre on August 24 and August 25 to discuss the required existing generation map. The Existing Generation map was provided to the Town as part of the regional energy planning process in a data and maps pdf file. In reviewing the 2017 Barre Town Enhanced Energy Plan draft completed by the Town of Barre and CVRPC, the existing generation map was not originally included.

The Vermont Community Energy Dashboard currently lists 62 solar facilities and 2 wind facilities in Barre Town. This web-based resource does not include the larger generation facilities in Barre Town. However, there exist at least four facilities in Barre Town that would need to be mapped in order to meet Standard 11.

The Municipal Plan Review Committee met on August 27, 2020 and discussed the determination of energy compliance for the *Town of Barre, Vermont 2020 Town Plan*. The Town of Barre presented their reasoning as to why the missing Existing Generation map should not be required for the determination to be recommended. The primary reason stated was that the map is outdated once printed, and online resources provide a better view. At the end of the meeting, the Committee decided to continue the hearing to September 8 to receive more information from the Town and allow CVRPC and the Town to produce the map.

During the week of September 1, CVRPC received a map request from the Town of Barre to produce the required Existing Generation map. As of September 4, 2020, the requested map has been produced and submitted to the Town of Barre.

As the map has been produced, but not yet included in the adopted municipal plan, Staff recommendation is that the affirmative determination of energy compliance is not warranted at this time, and shall be warranted when the municipal plan is amended and re-adopted to include this map.

References:

To view the Central Vermont Regional Plan visit: <http://centralvtplanning.org/wp-content/uploads/2012/03/2016-Central-Vermont-Regional-Plan-ADOPTED-06.12.2018-Reduced.pdf>

To view Title 24 Chapter 117: Municipal and Regional Planning and Development statutory requirements in their entirety please visit: <https://legislature.vermont.gov/statutes/title/24>

To view Title 24 Chapter 117 Section 4352 Optional Determination of Energy Compliance please visit:
<https://legislature.vermont.gov/statutes/section/24/117/04352>

To view the Vermont Community Energy Dashboard, please see: <https://www.vtenergydashboard.org/>

For a copy of the completed Municipal Plan Review Tool (checklist), completed 8/19/2020, please contact Nancy Chartrand (Chartrand@cvregion.com) or Zachary Maia (maia@cvregion.com).

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Municipal Plan Review Committee
Draft Minutes

August 27, 2020 at 6:30pm
Via GoToMeeting Software

Committee Members:

X	Bill Arrand, Worcester
	Lee Cattaneo, Orange Commissioner
X	Ron Krauth, Middlesex Commissioner
X	Joyce Manchester, Moretown Alternate Commissioner
X	Jan Ohlsson, Calais Alternate Commissioner

Municipal Representative: Chris Violette, Barre Town Planning and Zoning Administrator

Public: George Clain, Barre Town Planning Commission; Mike Gilbar, Barre Town Planning Commission; Cedric Sanborn, Barre Town Planning Commission Chair; Byron Atwood, Barre Town Planning Commission

Staff: Zach Maia, Clare Rock

CALL TO ORDER

The meeting was called to order by Chair B. Arrand at 6:47 pm. Introductions were made.

CHANGES TO THE AGENDA

None.

PUBLIC COMMENTS

None.

ELECTION OF OFFICERS

B. Arrand asks for nomination for chair, J. Manchester nominates B. Arrand for chair, J. Ohlsson seconds. Motion carries.

J. Ohlsson nominates J. Manchester for vice-chair, B. Arrand seconds. Motion carries.

COMMITTEE PROCESS

Z. Maia provided an overview of the revised Rules of Procedure, dated February 2020. The changes primarily relate to changing the name of the Town Plan Review Committee to the Municipal Plan Review Committee and making the membership details align with the Board of Commissioner's Revised Bylaws, adopted December 2019.

J. Ohlsson moved to approve the revised Rules of procedure, dated February 2020, seconded by J. Manchester. Motion carried.

PUBLIC HEARING: APPROVAL OF THE BARRE TOWN PLAN AND CONFIRMATION OF THE LOCAL

PLANNING PROCESS

B. Arrand moved to open the hearing; seconded by J. Ohlsson. Motion carried.

Z. Maia introduced the Barre Town Plan and explained the plan is a straightforward update of the previous plan and builds upon the Town's previous planning effort. New inclusions in this update are updated language regarding forest integrity, and flood resilience elements. Z. Maia notes that the plan includes employment data and good background information on the town's economic activity.

Z. Maia continued to note that the plan includes mention of pursuing Village Center Designation, which will provide the Town with historical redevelopment opportunities when pursued and designated in the future. The Plan also includes an Enhanced Energy Plan appendix.

C. Violette provides overview of planning process of developing the Enhanced Energy Plan in 2017. Town was seeing influx of Renewable Energy projects, but then had to work on town plan as an addendum. Updated for statutory requirements, created new maps, and overall kept it as a solid plan.

B. Atwood was reading discussions about what to include in future updates and is finding that plans are wide-reaching and that this seems to be a new development. Asks MPRC and B. Arrand if planning is becoming more elaborate, cumbersome. B. Arrand says they were almost always green-lighted. B. Atwood recalled a plan being approved without land use plan. B. Arrand questions if review is getting too strict. B. Atwood raises question again.

J. Ohlsson clarified her interpretation of suggestions and discussed housing especially as something to think about post-COVID. C. Violette adds that they are suggestions, and as long as they remain as suggestions, it is OK. Z. Maia clarifies that they are just suggestions.

J. Ohlsson questions about if this discussion is in line with the planning process. B. Arrand reminds that there are two separate items under this public hearing.

J. Ohlsson had one comment in plan with elderly populations and housing. Would like to see more discussion and thought towards multi-generational housing opportunities

G. Clain asks if the public hearing has been opened. J. Ohlsson clarifies that there is no public here. It is clarified that the public hearing is open.

J. Manchester moved to close the public hearing, J. Ohlsson seconds. Motion Carries.

PUBLIC HEARING: ISSUANCE OF A DETERMINATION OF ENERGY COMPLIANCE

B. Arrand moved to open the hearing; seconded by J. Ohlsson. Motion carried.

C. Violette provides overview of Energy planning process. CVRPC drafted enhanced energy plan and turned it over to the Town. Barre Town spent time tweaking plan and included personal input, and then put it on hold while working on Town Plan. Feels that because CVRPC put plan together for town, it should be recommended that it meet all requirements.

C. Violette clarifies that it is missing the requirement [of Existing Generation Map]. The map is not policy

making, not regulatory, just states information. Omission is a partnership between Town of Barre and CVRPC. Hopes it does not hold up approval as Town would have to go through 3-month amendment process for PC hearing and 2 legislative hearings.

Z. Maia provides overview of why the map must be included and presents the need for MPRC to decide if the reason is compelling. C. Violette states that a compelling reason is that the map is not accurate, and once more solar is built, it is out of date and does not stand up to an online dashboard. The map could mislead the public over time.

J. Manchester says the map would represent situation at a point in time. In 5-8 years, it would be useful to see how much generation exists in the town at a certain time. J. Ohlsson adds that ANR claims all maps are inaccurate. Says that once we set the standard, it is the standard for everyone else. C. Violette says he disagrees, but why not have the map in the plan by approving it.

J. Manchester asks staff if the MPRC can issue a conditional approval pending inclusion of the map by Sept. 8. B. Arrand recollects that they've done this before. C. Rock says that staff have identified an option for the public hearing to continue, especially since PSD does not recognize conditional plans.

J. Ohlsson asks if the map is provided by September 8, will the Town have to hold more hearings? C. Rock states that determination is on a locally adopted plan meeting all standards. J. Ohlsson says that if the hearing is kept open, and we get the map prior to September 8, then decision can be made?

C. Violette states that he is hopeful that Town and CVRPC could update the map in partnership as part of the plan by September 8. C. Rock states that the plan is already adopted. B. Atwood says no one attended any hearing. C. Rock clarifies that plan has already been adopted.

M. Gilbar says that bringing the Plan back through the Selectboard would make this a beauracatic beaucratic, crazy process that will further un-endeare them.

J. Ohlsson asks where information in Table 11 came from – the citation says PSD. C. Violette says that it was part of CVRPC information. Z. Maia clarifies that it is RPC provided information.

B. Arrand asks C. Rock is the Town can meet requirements by September 8. C. Rock states that the map needs to be part of an adopted municipal plan.

Z. Maia and B. Arrand discuss the timeline. C. Violette says that avenue makes sense, but there is not time to get the plan readopted by Sept. 8. Goes back to issue of it not being necessary in this case. J. Ohlsson asks if anyone attended to comment on energy plan. C. Violette clarifies none. J. Ohlsson says that if map was or was not in it; it doesn't matter since no one commented. Wonders if it is worth it to put the Town back through it.

B. Arrand clarifies that they are voting to send it along, or not, or to move the hearing to Sept 8. J. Manchester says that in this case, the Selectboard is acting as the public hearing. In this case, can the Selectboard make a motion to include this map, and would this carry? J. Manchester says this would wait until Sept 8. C. Rock says that there is some hesitancy around that procedure. The cleanest way to do this would be to revisit the idea of relevancy of applicability of map, rather than on process. Staff perspective is to clarify where the decision is – whether or not the map is included.

C. Violette wonders if we could do both. Will still take it to the selectboard and have the map in there for September 8. J. Manchester says that MPRC is setting the precedent that this map is not needed for any municipality. B. Arrand asks for suggestions or proposals on a vote.

J. Manchester asks if Board can reject the vote. C. Rock states that board can take or not take the recommendation. B. Arrand says that it will be put off until September 8 and may not be able to recommend to the Board.

J. Ohlsson asks what the rush is to get this plan in, to which C. Violette states that the plan won't have substantial deference and Barre is a hotspot for solar, due to slopes and proximity to 3-phase power. Nothing is on the radar currently. J. Manchester asks if on September 8 they can approve the plan, noting that the map was not included, but it wouldn't have changed the compliance plan. Then RPC can decide if this is a big deal to them.

G. Clain says that as PC member, it throws Barre under the bus if an attorney wants to get involved. The better course is to state that this map is not required in Barre Town's case.

B. Atwood asks if the board can go against staff recommendation. Board would appreciate that this is a mix-up between staff and town, and the declination of this plan would put CVRPC in a different light where the RPC is not lenient or assisting the Town. Doesn't look good that we have this mix-up going on. It is important for CVRPC and relations with municipalities to be lenient.

C. Violette suggests to MPRC that there is always more information that is more applicable. More up-to-date data is elsewhere. G. Clain agrees and says that the best outcome would be to say that this is not applicable and helps relations with towns.

J. Manchester stands by that this is a snapshot of this Town in 2020, and this would set a precedent for other towns, and it worries her. J. Ohlsson agrees and says that one way around this would be to include the map and state that this map would be outdated.

B. Arrand says that they are just recommending something to the commission. Wants to recommend that the Board approves it.

J. Ohlsson and C. Rock clarify that the hearing can be continued to a specific date and time. B. Arrand asks for a motion. J. Manchester asks what action the board will take? C. rock advises the committee to close one hearing.

G. Clain asks about appendix plan nature. C. Rock clarifies that the review is of the adopted municipal plan, and an appendix must be adopted through the same process as the municipal plan.

Vote to continue public hearing on energy section under September 8 at 4:30pm. Motion by Ron, second by JO. Discussion ensued regarding the timing of the hearing.

R. Krauth moves to continue hearing to September 8 at 5:00pm via GoToMeeting, second by J. Manchester. Motion carries.

RECOMMENDATIONS TO THE CVRPC BOARD OF COMMISSIONERS:

a. CONFIRMATION OF THE TOWN OF BARRE MUNICIPAL PLANNING PROCESS

b. APPROVAL OF THE TOWN OF BARRE TOWN PLAN**c. ISSUANCE OF A DETERMINATION OF ENERGY COMPLIANCE**

J. Manchester moved to recommend to the CVRPC Board confirmation of the local planning process; seconded by R. Krauth. Motion carried.

J. Manchester moved to recommend to the CVRPC Board approval of the Barre Town Plan; seconded by J Ohlsson. Motion carried.

APPROVAL OF MINUTES

J. Manchester moved to approve the August 27, 2019 minutes; seconded by B. Arrand. R. Krauth and J. Ohlsson abstain. Motion carried.

ADJOURNMENT

R. Krauth moved to adjourn at 8:11pm; seconded by J. Manchester. Motion carried.