

1 CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION  
2 PLANNING ADVISORY COMMITTEE - MINUTES  
3

4 DATE: Wednesday, July 13, 2016  
5 TIME: 2:30 p.m. to 4:30 p.m.  
6 PLACE: CCRPC Offices, 110 West Canal Street, Suite 202, Winooski, VT

**Members Present**

Joss Besse, Bolton  
Ken Belliveau, Williston  
Dana Hanley, Essex  
Jacob Hemmerick, Milton (left at 3:40pm)  
Greg Duggan, Essex  
Andrew Strniste, Underhill  
Clare Rock, Richmond  
David White, Burlington  
Sarah Hadd. Colchester

Paul Conner, South Burlington (arrived at 3:30pm)  
Dean Pierce, Shelburne  
Katherine Sonnick, Jericho  
Alex Weinhagen, Hinesburg

**Staff**

Regina Mahony, Planning Program Manager  
Lee Krohn, Senior Planner  
Emily Nosse-Leirer, Planner  
Charlie Baker, Executive Director

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9 **1. Welcome and Introductions**

10 Joss Besse called the meeting to order at 2:40 p.m.

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12 **2. Approval of May 11, 2016 Minutes**

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14 Jake Hemmerick made a motion, seconded by Katherine Sonnick to approve the May 11, 2016 minutes. No  
15 further discussion. MOTION PASSED.

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17 **3. Shelburne Town Plan Amendment – Added to the Agenda**

18 Regina Mahony explained that the Plan amendment that the PAC reviewed a few months ago was changed by  
19 the Selectboard before they adopted it. Dean Pierce explained that the amendment originally included two  
20 parts: village center designation and a bike/ped map. The village center designation was adopted, but the  
21 bike/ped map was not. Alex Weinhagen asked if the Plan as adopted still meets all requirements. Emily  
22 Nosse-Leirer verified that it does. Dean Pierce added that they were originally going to start a new clock with  
23 this amendment, but the new legislation does not allow for that and he debated whether they needed CCRPC  
24 approval at all. He decided he might as well keep it moving through the process.

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26 Alex Weinhagen made a motion, seconded by Sarah Hadd, to forward their original approval recommendation  
27 to the CCRPC Board without the bike/ped piece. MOTION PASSED. Dean Pierce recused himself.

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29 **4. Energy Planning**

30 Melanie Needle presented information on the in-depth regional energy planning effort underway at the  
31 Regional Planning Commissions – and how CCRPC will approach the process in Chittenden County. This  
32 work will be conducted under the Long Range Planning Committee, with an energy sub-committee. The work  
33 will be kicked off in July, with a draft Plan by May, and a final plan ready for incorporation into the ECOS  
34 Plan by December 2017. The Plan needs to include quantitative targets tied to VT's energy goals; and the  
35 development of regional strategies for reducing energy consumption; increasing renewal energy production;  
36 and increasing efficiency and using renewable sources in the transportation sector.

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38 Discussion included:

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- 40 • Dana Hanley suggested that scenic resources should be added to the secondary constraint lists.
  - 41 • Alex Weinhagen asked if the Plans will include other fuel sources and other forms of energy  
42 generation. He wouldn't want to see a Natural Gas plant in a level 1 resource constraint area. Charlie  
43 Baker indicated that we can probably address other energy sources.
  - 44 • Dean Pierce asked if the plan should address energy being moved through the State and exported or  
45 imported? There was some discussion that we may be able to talk about it, but it isn't likely to hold  
very much weight. Those are really state issues.

- 1 • Dean Pierce asked if there is a clear slide about what we need to do for the contract and the State, and  
2 what else we can do on our level. CCRPC can work on this, though we won't know the certification  
3 requirements until November 1<sup>st</sup>.
- 4 • There was some discussion regarding roof-top solar versus new solar fields. In Bennington they  
5 showed that they couldn't meet the solar targets with roof-top, but it is certainly a piece of the puzzle.  
6 David White explained that we need to consider the impact of solar rights protection – could pose a  
7 challenge to our overall goals of infill in our downtowns (OGE as an example of wanting to put solar  
8 on their roof and the impact of that on the mall re-development).
- 9 • Sarah Hadd asked where wetland buffers are considered; and where noise issues come into play for  
10 wind. Bennington buffered existing residential and mapped those buffers.
- 11 • Dana Hanley asked about issues with public safety and fire concerns with solar. Sarah Hadd indicated  
12 that the Fire Departments do need to be prepared for a different kind of fire with solar fields.  
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14 Melanie Needle showed the PAC the two resource maps for Chittenden County (solar and wind). There were  
15 questions about the firing range, downtown Burlington (is there really wind potential with some many tall  
16 buildings), wildlife habitats and corridors, and road reference points. Melanie explained that the wind  
17 resources are based on modeling at three heights.  
18

19 Melanie Needle explained the energy demand by sector and source. Jake Hemmerick suggested looping in the  
20 CSWD and what they are planning for digestors. Greg Duggan asked how much the Residential and  
21 Commercial Building Energy Standards are going to help with reductions in energy consumption? Melanie  
22 did not know the exact number but it is considered in the LEAP model as part of the energy conservation  
23 piece.  
24

25 Melanie Needle showed Bennington's Regional Electricity & Production targets, and clarified that the amount  
26 of electricity use will increase, but the source of the electricity will shift to renewable and more local.  
27 Bennington has set a target of 50% generated locally – we may not be able to get there since we have more  
28 demand and less available land area. Paul Conner suggested that while we have the development, perhaps we  
29 don't have the energy generation facilities – perhaps we can look at this as more than a regional level.  
30

31 Melanie Needle provided a quick overview of the Community Energy Dashboard website (soon to be  
32 released). Clare Rock asked if the website includes financial benefits – Melanie didn't know, but that is a  
33 good suggestion.  
34

35 There was some discussion regarding the timing of waiting for the RPC Plan or going forward to the PSB for  
36 certification first. Hinesburg probably can't do it on their own; Colchester and Shelburne thought there may  
37 be some local motivation to go straight to PSB. Most are unsure without knowing what the certification  
38 criteria will be. There was some discussion regarding the approach we should take in getting municipal input.  
39 Ken Belliveau suggested that we may need to do some outreach since there are other State Agencies that may  
40 be at odds with this work. Clare Rock suggested that she'd be happy to host a sub-regional meeting in  
41 Richmond because she can see the value in having a multi-Town discussion about it.  
42

### 43 **5. Building Homes Together Campaign**

44 The Building Homes Together Campaign officially kicked off on June 27<sup>th</sup>. For more information visit:  
45 <http://www.ccrpcvt.org/our-work/economic-development/housing/>  
46

47 Regina Mahony provided the PAC with the two-pager that describes the housing need, and what needs to be  
48 done to address it. She also provided a rough outline of what CCRPC next steps are in terms of data analysis,  
49 and asked the PAC what would be the most helpful from their perspective. There was some discussion about  
50 whether the 3,500 should be broken down by type, and whether any historical trends would be helpful. While  
51 a more robust break-down, needs analysis (using VHFA's methodology), and formal policy would be helpful  
52 to some, there was general consensus that historical trends are not needed, but a break-down of the existing  
53 unit types and demographic projections (particularly population and household size) would be helpful.

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The PAC provided a few things to stay aware of:

- The number of units in the pipeline is not accurate considering the number of units that are in litigation or won't happen for other reasons.
- The municipalities haven't been providing unit counts (or beds) for group quarters so if we bring those into the mix we have to very clear how we are describing them and what we are comparing them to.

CCRPC asked if there would be any benefit in an analysis of housing impacts on municipal budgets. There was a general consensus that it may be helpful but only at a municipal level as it is going to be different in each municipality. However, the analysis can be quite complex and will require a number of assumptions that may discredit the analysis when used at the local level to inform decision making. Regarding education costs – generally, more kids are going to drive down per pupil cost until you max out of capacity and need to expand or build a new facility.

Regina Mahony added that we will not likely break down the affordable units by municipality. It was not received well last time we took that step.

**6. Amend Municipal Plan Review Guidelines – didn't get to this.**

**7. Regional Act 250/Section 248 Projects in the Horizon – didn't get to this.**

**8. Other Business**

- a. FYI – We will conduct the following initial Plan consultations in FY2017 using the standard ACCD template and Flood Resiliency checklists: Buel's Gore, Burlington (by 3/2017), Charlotte (by 7/2016), Colchester (by 4/2017), Hinesburg (by 9/2016 if not reviewed before then), Milton (by 7/2016), Shelburne (by 2/2017 though may not be doing an update), and Winooski (by 4/2017). Not discussed but kept for information purposes.
- b. Changes to the Open Meeting Law from VLCT – this summary was attached to your packet. Not discussed but kept for information purposes.
- c. Long Range Planning Committee Rep (and could also participate in Transportation and Energy sub-Committees). Regina will send out an email to request a representative or two.

**8. Adjourn**

The meeting adjourned at 4:40 p.m.

Respectfully submitted, Regina Mahony