

**CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION
REGULAR MEETING MINUTES**

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Date: Wednesday, April 18, 2018

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Time: 6:00 p.m.

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Place: CCRPC Offices; 110 W. Canal Street, Suite 202, Winooski, VT 05404

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Members:

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|--------------------------------|--|
| 9 Bolton, Sharon Murray | 21 St. George, Absent |
| 10 Buels Gore, Absent | 22 Shelburne, John Zicconi |
| 11 Burlington, Andy Montroll | 23 S. Burlington, Chris Shaw |
| 12 Charlotte, Jim Donovan | 24 Underhill, Brian Bigelow |
| 13 Colchester, Jeff Bartley | 25 Westford, vacant |
| 14 Essex, Jeff Carr | 26 Williston, Absent |
| 15 Essex Junction, Dan Kerin | 27 Winooski, Mike O'Brien, Vice Chair |
| 16 Hinesburg, Andrea Morgante | 28 VTrans, Amy Bell |
| 17 Huntington, Barbara Elliott | 29 Socio/Econ/Housing, Justin Dextrateur |
| 18 Jericho, Catherine McMains | 30 Conservation/Environment, Absent |
| 19 Milton, Tony Miklus | 31 Industrial/Business, Absent |
| 20 Richmond, Absent | |

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Ex-Officio (non-voting):

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| 34 Burlington Int'l Airport, Absent | 37 FTA, Absent |
| 35 GMT, Absent | 38 Railroad Industry, Absent |
| 36 FHWA, Absent | |

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Others:

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| 40 Diane Meyerhoff, Third Sector Assoc. | 44 Michael Bissonette, Hinesburg Alt. |
| 41 Charlie Giannoni, CCTV | 45 Rob Fish, Burlington Alt. |
| 42 Ilona Blanchard, South Burlington | 46 Bryan Osborne, Town of Colchester |
| 43 Kevin Dorn, So. Burl. City Manager | 47 |

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Staff:

- 49 Forest Cohen, Sr. Business Mgr.
- 50 Eleni Churchill, Trans. Plan. Mgr
- 51 Marshall Distel, Transportation Planner
- 52 Christine Forde, Sr. Transportation Planner
- 53 Regina Mahony, Planning Program Mgr.
- 54 Dan Albrecht, Senior Planner

1. Call to Order; Changes to the Agenda

The meeting was called to order at 6:00PM by the Vice-Chair, Mike O'Brien. There were two changes to the agenda: switch items 6 and 7; add an item, 4A.

2. Public Comment Period on Items NOT on the Agenda. Chris Shaw remembered Pat Nowak, former South Burlington City Council Chair, as an avid community volunteer for 23 years. Pat passed away recently.

3. Action on Consent Agenda (MPO Business)

The consent agenda includes minor TIP Amendments. JEFF CARR MADE A MOTION, DULY SECONDED BY JIM DONOVAN, TO APPROVE THE CONSENT AGENDA. THE MOTION CARRIED UNANIMOUSLY.

4. Approve Minutes of March 21, 2018 Board Meeting

DAN KERIN MADE A MOTION, DULY SECONDED BY CATHERINE MCMAINS, TO APPROVE THE MINUTES OF MARCH 21, 2018 WITH CORRECTIONS. John Zicconi offered the following clarification on page 5, line 29: "John Zicconi believes if the goal is to reduce carbon emissions, regional connections should not automatically take priority over local connections (such as access to town centers) because local connections in many cases could engage more users." THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSTENTION BY JIM DONOVAN.

4A. Vermont Planning Association Citizen Planner of the Year Award

Mike announced that board member Andy Montroll has been honored as Citizen Planner of the Year by the [Vermont Planners Association](#).

5. South Burlington City Center Presentation

Kevin Dorn, South Burlington City Manager, described the history of City Center beginning in the 1970s. The City has been perceived as a pass-through municipality rather than a destination in itself. That will change with the development of the City's new downtown, [City Center](#).

Ilona Blanchard, Special Project Director, described the private and public partners working to develop City Center. She stated that many projects have been supported by work from CCRPC. A number of partnerships and projects are completed or underway, including: City Center Collaborative, Tesla charging stations, Street Infrastructure Plan, Adaptive Traffic Signal Control, and participation in the regional Bikeshare Program.

Ilona reviewed the Capital/TIF District Projects in planning/development: Market Street, City Center Park, Garden Street/Williston Road intersections, Williston Road streetscape, SoBu Spaces 2020 (Library, Senior Center, City Hall), and the Pedestrian/Bicycle Bridge over I-89 at US2/Exit 14. Private Sector development in planning/development includes: Trader Joe's/Pier 1, 505 Market Street, CVS, Homewood Suites, Xfinity/Sleep by Number, Allard Square, Champlain Housing Trust (CHT) housing, and Snyder-Braverman LLC Market Street & Garden Street development.

Ilona and Kevin answered questions from members. Zoning requires that new developments on Market Street (from Dorset to Garden) include commercial development on the first floor. There was discussion of the inclusion of Exit 14 as part of the City Center boundary. University Mall is currently for sale and the announcement of a new owner is imminent. Ilona discussed possible population increases due to new development; it is difficult to predict population changes due to the unknown variable of household size. Justin Dextrateur commended the City's work (as well as Winooski's), noting that their form-based code creates a welcome environment for development without imposing extra requirements that can unintentionally prohibit development. The need for structured parking was discussed as well as a safer way for pedestrians to cross Dorset Street. Kevin Dorn concluded with a thank you to the CCRPC Board and staff for their funding and support of City Center.

6. Housing Data Update

Annually, the CCRPC works with municipal staff to count the number of housing units built to measure progress on ECOS Strategy #2 and the Building Homes Together goal of building 700 units each year by 2021. Regina Mahony of the CCRPC staff explained that the county is experiencing a housing shortage, housing is unaffordable, and more county employees live outside of Chittenden County. Household size is shrinking and the county rental vacancy rate got to 3 percent for the last two years but is now down again in 2017. Jeff Carr noted that shrinking household size is the main reason for the housing unit shortage. For 2017, there was a net residential growth of 490 units for 2017 and there was a net gain of 308 beds at UVM. There was discussion of how best to count population specific living units, as a 120+ senior living project was included in the 2016 total. There was a suggestion that only units that are reasonably available to others should be included. Regarding ECOS Strategy 2, for 2017 we are just shy of the 80% growth in areas planned for growth at 79%. The amount of development in the rural planning area is consistent over the last 5 years, but the overall total is lower so the rural comes up as a higher percentage. Previously, from 2010 to 2016, 86 percent of development occurred in areas planned for growth. Justin Dextrateur noted that any increase in rural growth is a move in the wrong direction. Justin Dextrateur also added that the development growth we achieved in previous years was due in large part to low interest rates; with interest rates going up we are not going to see as much development going forward.

7. Review FY19 Draft UPWP & Budget and Warn for Public Hearing

JEFF CARR MADE A MOTION, DULY SECONDED BY CHRIS SHAW, TO WARN A PUBLIC HEARING ON THE DRAFT FY2019 UPWP FOR MAY 16, 2018 AT 6:00PM. During discussion, Regina noted that the UPWP Committee met three times. It was an unusual year in that we did not receive more requests than we were able to fund. The UPWP did have outstanding questions about a project in Colchester. The TAC and Executive Committee reviewed that project and ultimately recommended adding it in to the UPWP. Therefore, Colchester's stormwater infrastructure inventory project is included in the draft FY19 UPWP program. Forest Cohen of the CCRPC staff provided an overview of the budget, noting a \$94,000 projected deficit due to the indirect rate. Jeff Carr explained that the Finance Committee is working to smooth out the highs and lows of the indirect rates, perhaps with a mid-year correction. THE MOTION CARRIED UNANIMOUSLY.

8. Chair/Executive Director's Updates

Regina presented the Executive Director's updates: 1) Charlie Baker is working with the Board Development Committee for nominations; 2) The Clean Water bill, S.260, establishes a committee (including two municipal representatives) to look at long-term funding strategies. If the committee cannot agree on funding, there will be a water quality occupancy surcharge instituted in 2020; 3) VELCO will release a draft of the 2018 long-range transmission plan update on April 20th. This document identifies system reliability concerns and alternatives to address these challenges; 4) Staff member Bryan Davis helped launch the new regional bikeshare program today – [greenride bikeshare](#).

9. Committee/Liaison Activities & Reports. Draft committee minutes are included in the board packet.

10. Members' Items

Jeff Carr noted that Massachusetts will not be looking at NH, or VT's TDI Clean Energy Link for transmission of the HydroQuebec power to the state, despite the line in VT being fully permitted. Sharon Murray noted that the TDI Clean Energy Link project was going to provide money for the lake clean-up effort.

11. Adjournment

JEFF CARR MADE A MOTION, DULY SECONDED BY DAN KERIN, TO ADJOURN AT 7:27PM. THE MOTION CARRIED UNANIMOUSLY.

Respectfully submitted, Diane Meyerhoff