

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

4 DATE: Wednesday, October 21, 2020
5 TIME: 2:30 p.m. to 4:00 p.m.
6 PLACE: Virtual Meeting via Zoom with link as published on the agenda
7

Members Present:

Eric Vorwald, Winooski
Ravi Venkataraman, Richmond
Dean Pierce, Shelburne
Wayne Howe, Jericho
Andrew Strniste, Underhill
Joss Besse, Bolton
Robin Pierce, Essex Junction
Alex Weinhausen, Hinesburg
Cymone Haiju, Milton
Katherine Sonnicks, Jericho
Wayne Howe, CCRPC Representative
Jon Ignatowski, Bolton
David White, Burlington

Larry Lewack, Charlotte
Sarah Hadd, Colchester
Matt Boulanger, Williston (on for a short time)

Staff:

Regina Mahony, Planning Program Manager
Melanie Needle, Senior Planner
Taylor Newton, Senior Planner

Other:

None

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10 **1. Welcome and Introductions**

11 Joss Besse called the meeting to order at 2:35 p.m. Jon Ignatowski introduced himself. He is the new Zoning
12 Administrator in Bolton; graduated from Cornell and moved to VT in the summer. In addition to the Bolton position
13 he is the Economic Development Director in Northfield.
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15 **2. Approval of September 9, 2020 Minutes**

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17 David White made a motion, seconded by Dean Pierce, to approve the September 9, 2020 minutes. No further
18 discussion. MOTION PASSED. Abstain: Alex Weinhausen, Katherine Sonnicks, Andrew Strniste
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20 **3. Legislative Wrap-up**

21 Regina Mahony explained that in the packet were excerpts from VLCT's 2020 Supplemental Legislative Wrap-up
22 for: Housing (S.237), Act 250 (H.926), and marijuana commercialization (S.54). Alex Weinhausen has also since
23 posted the VPA legislative update.
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25 H.926 – the Act 250 bill was vetoed by the Governor. This did not include Act 250 exemptions for Downtowns and
26 Neighborhood Development Areas, so Regina indicated that she was glad to see this vetoed.
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28 S.237 – the Housing bill includes amendments to Accessory Dwelling Units, existing small lots and does not allow
29 multi-family dwellings to be denied based on character of area in conditional use review. The bill also grants
30 municipalities the authority to regulate short-term rentals. There is an issue with the provision on restricting private
31 covenants. Alex Weinhausen added that a technical correction will be needed in the next legislative session. It will
32 likely make sense to advocate for that when the time comes.
33

34 S.54 – the marijuana commercialization bill includes a provision that retail sales will only be allowed in
35 municipalities that opt-in; however, cultivation, testing, warehousing, and distribution are not subject to any
36 municipal opt-in. Marijuana will not be regulated as “farming” and therefore not subject to agriculture exemptions.
37 There was discussion on what the cultivation operations may look like, and whether any municipalities are
38 considering opting in for retail sales. David White stated that they need to know what the rules are going to be before
39 they can decide.

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2 Melanie Needle has been working with the Chittenden Prevention Network on an alcohol, tobacco and marijuana
3 prevention guide. This guide may be a helpful resource to consider when contemplating retail sales. The new guide is
4 on the CCRPC website: [https://studiesandreports.ccrpcvt.org/wp-](https://studiesandreports.ccrpcvt.org/wp-content/uploads/2020/10/MunicipalPlanningLookatPreventingSubstanceAbuseinCC_Final.pdf)
5 [content/uploads/2020/10/MunicipalPlanningLookatPreventingSubstanceAbuseinCC_Final.pdf](https://studiesandreports.ccrpcvt.org/wp-content/uploads/2020/10/MunicipalPlanningLookatPreventingSubstanceAbuseinCC_Final.pdf)
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7 **4. Hinesburg Energy Plan**

8 This is a plan amendment to include a new enhanced energy plan, and the town is seeking a Determination of Energy
9 Compliance.

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11 Regina Mahony opened the public hearing at 3:03pm. No members from the public were in attendance. Regina
12 provided the PAC with comments submitted via email from Michael Bissonette, Hinesburg's Representative to the
13 CCRPC Board. Michael Bissonette's comments are regarding racial and social inequities resulting from policies such
14 as those in this energy plan. There was quite a bit of discussion on these comments including what could be
15 specifically included (such as partnering with Efficiency VT to incentivize efficiency improvements for low income
16 residents); how to review all Town Plan policies through an equity lens; etc. It was clear that this is just the beginning
17 of a long conversation on these issues. Regina Mahony also shared comments from Darren Schibler as he was not
18 able to attend the meeting; he stated in an email that he was good with the Plan with the CCRPC comments
19 incorporated. Hearing was closed.
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21 Taylor Newton provided an overview of the staff comments. There are three recommendations to provide clarity in
22 the policy statements: state constraints don't need to be listed as local constraints; state what are preferred sites rather
23 than using the term "examples"; and clarify location based policies. These are recommendations and not
24 requirements for approval. Taylor Newton indicated that he, Regina Mahony and Alex Weinhagen discussed these in
25 a meeting yesterday. Alex Weinhagen stated that he will bring all three comments back to the PC and will explain
26 that the edits would help bring clarity to the PUC if they can be more specific. Alex Weinhagen indicated their intent
27 is to be as open to preferred sites as possible (regarding comment #2); and they may consider incorporating
28 appropriate acreage or size of uses (regarding comment #3). Sarah Hadd and Dean Pierce added that they liked the
29 Plan as written. Sarah Hadd added a word of caution on treating all developments alike, which is not easy. Joss Besse
30 asked if Alex Weinhagen intends to contemplate the changes from Michael Bissonette's comments? Alex Weinhagen
31 stated that that his comments are certainly worth looking at, however he isn't sure how they can address the
32 comments thoroughly when they are only amending the Plan for energy at this point in time. Alex Weinhagen added
33 that he believes the comments are more about economic issues and whether the state goals are going to drive housing
34 prices up to make them un-affordable. They have had that conversation at the local level; and will likely have it when
35 the update the Plan in it's entirety. Alex Weinhagen asked the PAC if it any of the other Town's were able to
36 minimize the number of energy maps. There are 9 energy maps, compared to a total of 15 maps for the rest of the
37 Plan. Melanie Needle indicated that they are all required by the standards, though it may be possible to merge some
38 of the data layers onto fewer maps. Dean Pierce stated that they have some maps in the Plan itself, but most are in a
39 "map book" appendix type thing which is also approved as part of the plan.
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41 Eric Vorwald made a motion, seconded by Dean Pierce, that the proposed Town of Hinesburg Town Plan Energy
42 Elements (draft 9/25/2020) meets the requirements of the enhanced energy planning standards ("determination") set
43 forth in 24 V.S.A. §4352. Upon notification that the municipality has adopted the amendments, CCRPC staff will
44 review the plan and any information relevant to the adoption process. If staff determines that that substantive changes
45 have been made, the materials will be forwarded to the PAC for review. Otherwise the PAC recommends that the
46 draft Energy Plan should be forwarded to the CCRPC Board for an affirmative determination of energy compliance.
47 No further discussion. MOTION PASSED. Abstain: Alex Weinhagen
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49 **5. Future PAC Meeting Topics**

50 Regina Mahony received feedback from a few members, and shared the list of potential topics for future meetings.
51 The full list of topics as received from members before and during the meeting include:
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Zoning for Great Neighborhoods Report Presentation
Inclusionary Zoning
Short-Term Rentals
Building Energy Standards
Energy Plan Implementation
VEIC (UPWP funded work) on EV charging in multi-family projects
Racial Equity - Larry added "and economic/social"; Eric has been working on some very specific issues under the lens of accessibility.
<i>Peer Learning/Sharing - What projects have you been working on that others could learn from or help with problem solving? Fill-in:</i>
Emerald Ash Borer preparation - Darren
Payment in lieu of sidewalk construction - anyone doing this and doing it well? Dean asking
Updating of public works specifications to implement comp plan goals - Dean
Enhancing involvement of public works/public safety staff in development review - Dean
Suggestion that South Burlington give an update on their parking regulations since the big change and if there are any lessons learned or guidance for other communities. Eric
FBC light, in between step with visuals and good design. Hinesburg working on this and plan to go to public hearing in January and would appreciate input and feedback from the PAC; and could also be a good learning experience for others. Alex
Outdoor lighting standards. Alex
<i>Other Ideas:</i>
Cannabis regulations best practices (in light of Act 164) – Darren. The PAC discussed the cultivation side of marijuana operations, as well as the retail side (requires municipal opt-in).
Add-on to inclusionary zoning – monitoring and evaluating income-restricted units. This was a topic of conversation I was not able to fully address at previous planning commission meetings - Ravi
Community dashboard creation and maintenance - Dean
"Mini-surveys" - Dean
Information on what will be expected for documentation related to master plan implementation. I know with the change to the 8 year plan there is a 4 year check-in requirement. Since everyone seems to have recently updated their plans it would be good to have a refresher on what we should be thinking about for documenting implementation. Eric
I'm wondering if it would be worth setting aside some time on agendas (maybe not every agenda) for just general discussion. Often there are questions thrown out directly to the Chittenden County Planning Community instead of the larger VPA listserv with questions. Maybe having some time on the agenda for these discussions would be beneficial for asking those questions and getting a more robust dialog than an email exchange. Eric

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2 Regina will share this list with PAC members again, and prioritize the topics based on member interest.

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4 **6. Regional Act 250/Section 248 Projects on the Horizon.**

5 Regina asked the PAC to email Regina and Taylor any Act 250/Section 248 updates.

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7. Other Business

- a. Charlotte Town Plan Amendment – we’ve reviewed this in time for the PC public hearing as per usual; though this amendment may change. Regina reminded folks of the process for minor plan amendments. Taylor Newton explained that there is an expansion to the zoning district boundary for the East Charlotte Village and this was compared to the ECOS Plan future land use areas. The change is consistent with the ECOS Plan. Larry Lewack added a bit more information of the proposed zoning amendment which includes allowing the water & septic to be outside of the boundary.
- b. Regina Mahony stated that the First Emerald Ash Borer siting has been confirmed in Chittenden County in Richmond. You’ll be hearing more about that soon.
- c. VTrans has retired the outdated 2002 VTrans Ped/Bike Design Manual, and replaced it with a new resource page: <https://vtrans.vermont.gov/highway/local-projects/bike-ped/resources>.
- d. The November PAC meeting will be on the third Wednesday, November 18th.

9. Adjourn

Meeting adjourned at 4:00pm.

Respectfully submitted, Regina Mahony