

CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION  
PLANNING ADVISORY COMMITTEE - MINUTES

DATE: Wednesday, April 13, 2022  
TIME: 2:30 p.m. to 4:00 p.m.  
PLACE: Virtual Meeting via Zoom with link as published on the agenda

**Members Present:**

Joss Besse, Bolton  
Eric Vorwald, Winooski  
Larry Lewack, Charlotte  
Cathyann LaRose, Colchester  
Katherine Sonnick, Jericho  
Adele Gravitz, Shelburne (left at 3pm)  
Ravi Venkataraman, Richmond  
Darren Schibler, Essex  
Alex Weinhausen,  
Cymone Haiju, Milton

**Staff:**

Regina Mahony, Planning Program Manager  
Melanie Needle, Senior Planner  
Taylor Newton, Senior Planner  
Ann Janda, Senior Energy Project Manager

**Other:**

Sydney Rich, ESRI  
Jason Karian, ESRI

**1. Welcome and Introductions**

Joss Besse called the meeting to order at 2:34 p.m.

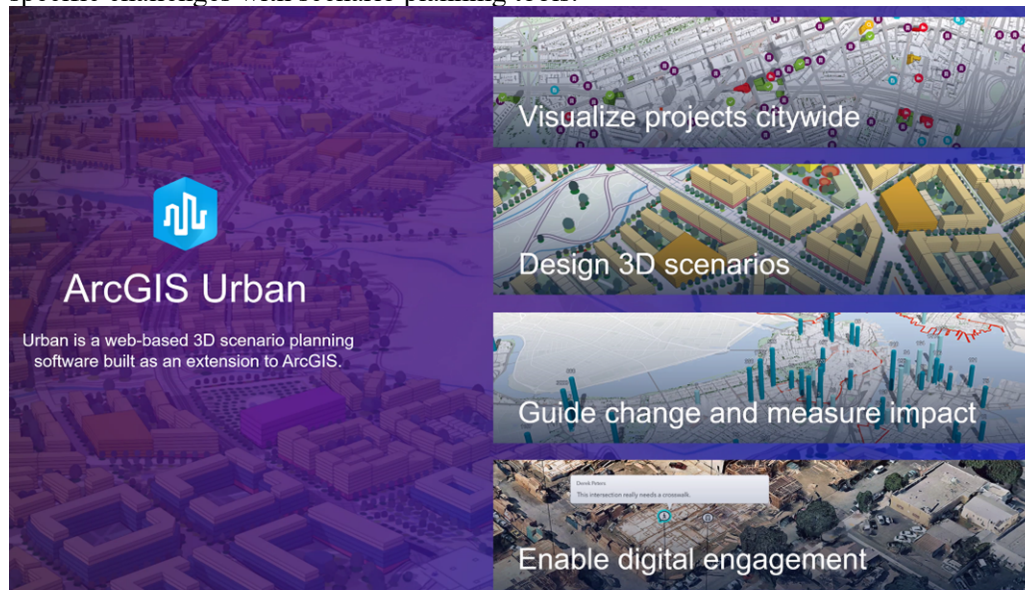
**2. Approval of March 23, 2022 Minutes**

Darren Schibler made a motion, seconded by Eric Vorwald to approve the March 23, 2022 minutes. No further discussion. MOTION PASSED. Ravi Venkataraman abstain.

**3. Arc Urban**

*Background: On September 9, 2020 ESRI provided the PAC with an ArcGIS Urban demo. CCRPC has continued investigating this tool for use in 3D visualization of conceptual future development scenarios.*

Melanie Needle introduced Sydney Rich and Jason Karian from ESRI. Sydney Rich provided an overview of the variety of ESRI products and platforms. Sydney Rich explained that ArcGIS Urban can apply GIS to solve some specific challenges with scenario planning tools.



Sydney also added that you don't need to be a GIS expert to use it. It was designed by planners for planners. Sydney then showed an example of a "workshop" where residents would be able to provide input into what they'd like to see in the development of a site.

Jason Karian then provided an overview of how Talent, OR (population 6000 people) has been using Urban to try to address temporary housing as a significant part of the town burned in the wildfires last year. Jason showed three scenarios for a particular site, and showed how the tool incorporates the zoning parameters (if some parameters don't exist, like FAR, you can leave it blank). Tools can provide outputs based on the three scenarios. The zoning parameters are incorporated. The tool can then compare outputs of the various scenarios. The program comes out of the box with parameters that feed the outputs. These parameters can be edited.

There was a question from the PAC about how CCRPC intends to use the tool? Melanie explained that there are two projects in the FY23 UPWP that we would like to use it for:

1. Essex build out analysis
2. Industrial uses in the county

Melanie added that the start up costs get the base map set up for the whole County, so even if there isn't a project on the table right now for each town it would be available for a variety of uses. Regina asked if the 3D buildings could be added to the online town maps. The ESRI folks indicated that would be possible.

Regarding cost-share, based on a preliminary cost estimate the cost share would be \$7,000 in total from the municipalities because we would be able to use PL funds to cover 80% of the cost. Once staff gets an actual cost estimate we will prepare some options for cost share based on land size, population, etc. The 3D mesh isn't available throughout the County in full so that would be factored in as well.

There was a question about whether the cost share would be from the municipal dues or in addition. Regina stated that it would be in addition to the municipal dues because those are already used to match our other grant funds.

Joss Besse and Melanie Needle asked for a show of hands for who would be interested in the tool. The majority, but not all, of town's indicated an interest.

#### **4. Climate Change and Land Use Guide**

Ann Janda provided an overview of the draft Climate Change and Land Use guide that CCRPC prepared to help address questions from Energy Committee members about how to address energy and climate change issues in zoning. Ann Janda explained that the document describes: the cons of low-density development on climate change; equity considerations and reference to the Guiding Principles for a Just Transition; tools for creating and reinforcing compact walkable settlements; tools to protect natural systems and the rural landscape for climate change mitigation; and finally a guide on buildings and what can be accomplished within zoning versus a building code.

Comments from the PAC included:

- Be careful about advocating for large minimum lot sizes. Also the visual examples from Ferrisburgh aren't really about large minimum lot sizes. In Hinesburg they got away from large minimum lot sizes, and instead separated density from lot size. Allow lots as small as ½ acre.
- There was a suggestion that 4414(6) provides zoning that allows access to energy plan (4382(a)(9)) and therefore thermal integrity standards for buildings. And therefore, land use regulations can do more than regulate outside of buildings. Perhaps there could be a little more wiggle room in the document.
- The smart growth tools and message will be helpful.
- In Charlotte, they were discouraged that they couldn't do more on building codes and are now looking at incentives.
- There was an appreciation for this guide so they don't have to do it in house. It could be helpful to explain that a reason for large lot sizes is the current use program.
- Visuals on pg. 4 – some are not hitting the mark. B2 and C2 don't seem to relate b/c C2 doesn't allow more development or at least that isn't what it shows.

- Not sure about reduction or elimination of impact fees in areas planned for growth, because even development in those areas creates a cost to the Town. May make sense for housing, but not climate change necessarily.

##### **5. FY23 UPWP Review**

Regina Mahony explained that the [draft FY23 UPWP was linked](#) in the agenda. Regina Mahony explained that all land use projects are included except for Bolton and the South Burlington technical assistance ask was cut down to a third of the original ask. This is because there aren't enough staff hours to accommodate all of the asks and we've assisted both Bolton and South Burlington for a number of years now. There was a question about whether the other asks were accommodated within the amount of available transportation dollars. Regina Mahony stated that all of the transportation asks were accommodated within the available funding.

##### **6. Members Items Open Forum**

Eric Vorwald asked how other towns are handling parcel updates? Essex has done this in house because they have a GIS person. Hinesburg has a long-term contract with NMERC to do updates annually. Paid for through assessor office rather than planning office. Regina stated that CCRPC has not done this work in the past.

##### **7. Regional Act 250/Section 248 Projects on the Horizon.**

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

##### **8. Other Business**

- a. Quick discussion: We have an old ECOS indicator that was done with grant funds back in 2011. We are unaware of any municipalities doing any major zoning bylaw work to increase scenic resource protection since that time. Have any municipalities done any zoning amendments on scenic resource protections since 2011? Essex has done some of this work. Charlotte has not, but those principles are embedded throughout their regulations and are strongly enforced.
- b. April is Fair Housing Month - There are several ways the Fair Housing Project of CVOEO suggests that groups and municipal committees can get involved, including:
  - Share the attached news release in your networks\*
  - Consider issuing a Fair Housing Month proclamation. This is an excellent way to raise awareness about housing equity in your community. You can see examples from Burlington and Montpelier here: <https://fairhousingmonthvt.org/fair-housing-month-proclamations>
  - Host a Fair Housing Month event or community housing discussion – and submit the information here: <https://forms.office.com/r/Kfia9Qe6LE>
  - And for those of you directly connected with housing sites or community groups, you can request all-ages HeART & Home art kits for distribution at <https://forms.office.com/r/Kfia9Qe6LE> or simply direct people to this page for downloadable art prompts and info about how to submit art and enter to win prizes: <https://fairhousingmonthvt.org/community-art-project>

##### **9. Adjourn**

Meeting adjourned at 4:00pm.

Respectfully submitted, Regina Mahony