

CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION  
PLANNING ADVISORY COMMITTEE - MINUTES

DATE: Wednesday, September 14, 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:**

Eric Vorwald, Winooski  
Larry Lewack, Charlotte  
Adele Gravitz, Shelburne  
Katherine Sonnicks, Essex  
Darren Schibler, Essex  
Cymone Haiju, Milton  
Paul Conner, South Burlington  
Alex Weinhagen, Hinesburg  
Matt Boulanger, Williston  
Nick Atherton, Underhill  
Ravi Venkataraman, Richmond

**Staff:**

Taylor Newton, Planning Program Manager  
Melanie Needle, Senior Planner  
Charlie Baker, Executive Director  
Dan Albrecht, Senior Planner  
Eleni Churchill, Transportation Program Manager

**Other:**

Amanda Froeschle, VT Department of Health

**1. Welcome and Introductions**

Paul Conner called the meeting to order at 2:34 p.m.

**2. Approval of June 8, 2022 Minutes**

Eric Vorwald made a motion, seconded by Alex Weinhagen, to approve the June 8, 2022 minutes. No further discussion.  
MOTION PASSED.

**3. ECOS Plan Draft Section – Land Use, Facilities, and Utilities Sections**

Taylor provided an overview of the Key Trends/Insights within the Land Use section. Paul asked for clarity about the meaning of the second bullet point in key issues section related to small lot demand. Staff will review and edit the bullet to provide greater clarity.

The Committee discussed the indicators related to land use categories. Melanie explained staff's rationale for transitioning from a land use classification data set to Grand List assessment code categories to visually display regional land use. Melanie also outlined other methods considered (E911 data and land use/land cover data). Paul and Alex questioned the value of the information displayed in a pie chart form. Darren suggested the data would be more impactful, and would more accurately display regional land uses, if the data was displayed on a map.

Taylor reviewed the Key Trends/Insights/Indicators for the Infrastructure and Facilities section. Alex asked about the possibility of adding an indicator related to facilities for our senior population. This could be something related to nursing home beds and capacity, number of senior centers, SSTA service, and enrollment in Choices for Care programs. Adele mentioned that she'd provide staff with data available from AARP and the Agency of Aging related to regional senior facilities.

The Committee discussed CEDS Strategy #2. Alex asked CCRPC staff to put more focus on the need for more housing instead of focusing on the need for a mix of uses within Action 2(a) and stated that the action should cross reference our housing section. Ravi also asked that this action be better connected to the actual strategy language about locating 90% of new development in areas planned for growth. Charlie asked the Committee if there was a need to add an action related to equity assessments. Ravi asked if there were any tools available yet to help conduct such an assessment. The Committee discussed some forthcoming guidance from the Agency of Administration. Under Action #4(c), the Committee noted that language could be better linked to the transportation equity section of the plan.

1 Taylor reviewed CEDS Strategy #7 and related actions. Darren requested that the strategy be revised to focus more  
2 on improving municipal services than decreasing costs. Darren and Paul requested an edit to Action #7 to more clearly  
3 underscore CCRPC's role as a regional facilitator.  
4

#### 5 **4. ECOS Plan – Local Known and Possible Environmental Constraints Review**

6 Melanie provided an overview of existing local constraints and how they are utilized within the ECOS Plan and their use  
7 in regulatory proceedings (Section 248 and Act 250). She noted that known constraints generally prevent development  
8 from taking place. Possible constraints are treated with more flexibility in local development review.

9 Eric asked why Winooski did not have any constraints listed. Melanie responded that this is because Winooski did not  
10 indicate that they had any local constraints.

11 Darren noted that the City of Essex Junction may have a known or possible constraint that needs to be added related to  
12 historic resources. Melanie agreed given that the Essex Enhanced Energy Plan is more current than the ECOS Plan. PAC  
13 members discussed that because the constraints are related to all development types a more nuanced language may be  
14 needed as constraints might not apply in State designated areas.  
15

16 Melanie asked PAC members to review the list provided in the packet and provide guidance to her by September 30.  
17

#### 18 **5. ECOS Plan - Regional Planning Area Review**

19 Alex asked for further explanation of the intent of the Transit Oriented Development (TOD) Overlay District. Darren and  
20 Alex suggested that CCRPC staff reassess how the TOD Overlay District could be connected to growth, and the future  
21 installation of bus stops, within areas planned for growth in part of the Region served by GMT Commuter Routes.  
22

23 Paul questioned if other municipalities are struggling with how to direct CCRPC regarding local zoning overlays districts  
24 intended to protect natural resources and how those areas should be treated by CCRPC (Regional Planning Area or as a  
25 local constraint). Discussion ensued about the use of local zoning to impact both the Regional Planning Area map and the  
26 constraints list. Alex asked for greater clarification about CCRPC discuss as the use environmental constraints to  
27 development in the ECOS plan.  
28

29 Melanie suggested editing each Area Planned for Growth definition to clarify that these areas, while planned for growth,  
30 may still include natural resource constraints or other sensitive area that could still prevent development or impact the  
31 siting of development. PAC members also noted that there may be publicly-owned areas, like parks, that may also not be  
32 appropriate to be developed. Melanie also informed PAC members that when CCRPC is responding to Act 250 and  
33 Section 248 applications staff are also looking at the environmental constraints, per our Act 250 and Section 248 review  
34 policy.  
35

36 Charlie stated that CCRPC staff would be working with the Long-range Planning Committee and the Board of  
37 Commissioners to discuss a change to the ECOS Plan adoption timeline. Staff finds that more time may be needed to  
38 ensure sufficient time for public engagement and to work with CCRPC's new Equity Committee to ensure that equity-  
39 related concerns are well-addressed throughout the plan.  
40

#### 41 **6. Building Homes Together 2.0 Campaign**

42 Melanie reviewed 2021 housing development data with the Committee. Taylor requested that PAC members review the  
43 "Notable Accomplishments" section of the PAC Packet and let him know by September 27 if their municipality has  
44 anything to add to the list related to increasing the supply of affordable and market rate housing.  
45

#### 46 **7. Members Items Open Forum**

47 Dan mentioned that the draft County-wide All Hazard Mitigation Plan and municipal appendices are complete. He noted  
48 that the municipal appendices should be adopted via resolution in the coming weeks. Ravi requested that the link to the  
49 draft municipal appendices be sent out again.  
50

1 Charlie informed PAC that Seven Days is interested in learning more about any recently completed housing projects in  
2 Chittenden County communities. The Committee discussed possible candidates and agreed to send additional ideas to  
3 Charlie and Taylor  
4

5 **8. Regional Act 250/Section 248 Projects on the Horizon.**

6 Taylor asked the PAC to email him regarding any Act 250/Section 248 updates.  
7

8 **9. Other Business**

9 a. Flood Resilience Funding and Webinars

- 10 i. How to Navigate Flood Resiliency Funding in Vermont - [Webinar](#)  
11 ii. Flood Resilient Community Funding (FRCF) – Wednesday, September 7, 1 p.m. to 2:30 p.m.  
12 iii. Building Resilient Infrastructure and Communities (BRIC) – Thursday, September 15, 9 a.m. to  
13 10:30 a.m.  
14 iv. Lake Champlain Sea Grant – [Avoid Damage from Flooding](#) – Thursday October 6, 12 p.m. to 1  
15 p.m.

16 b. Vermont Fish & Wildlife – Environmental Leadership Training (ELT) – Unit 1: From Science to Planning  
17 and Unit 2: From Planning to Action

18 [Unit 1: From Science to Planning](#)

- 19 i. Session 1: October 24th, 7:00 p.m. - 9:00 p.m. (Online)  
20 ii. Session 2: October 31st, 7:00 p.m. - 9:00 p.m. (Online)  
21 iii. Session 3 November 7th, 7:00 p.m. - 9:00 p.m. (Online)

22 [Unit 2: From Planning to Action](#)

- 23 i. Session 1: November 21st, 7:00 p.m. - 9:00 p.m. (Online)  
24 ii. Session 2: November 28th, 7:00 p.m. - 9:00 p.m. (Online)  
25 iii. Session 3: December 5th, 7:00 p.m. - 9:00 p.m. (Online)

26 c. Vermont Fish & Wildlife – [Community Wildlife Program - Webinars & Trainings](#)

27 d. ACCD [Bylaw Modernization Grants](#) (Due November 2, 2022) and [Municipal Planning Grants](#) (Due  
28 December 1, 2022)

29 e. RPCs are going to start thinking about resources that should be updated on the [www.vpic.info](http://www.vpic.info). If you  
30 have any thoughts when you use the website, please let me know.

31 f. Vermont Data Portal - [Child Care Data Resource](#)  
32

33 **9. Adjourn**

34 Meeting adjourned at 4:00 pm.  
35

36 Respectfully submitted, Taylor Newton