

1 CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION  
2 LONG RANGE PLANNING COMMITTEE - MINUTES  
3

4 DATE: Tuesday, October 10, 2023  
5 TIME: 7:00 p.m. to 9:00 p.m.  
6 PLACE: Virtual Meeting via Zoom with link as published on the agenda  
7

<b>Members Present:</b>	<b>Staff:</b>
Ben Bornstein, Westford Rep	Anne Nelson Stoner, Equity and Engagement Manager
Annie Costandi, CWAC / MS4 Rep	Melanie Needle, Senior Planner
Bob Henneberger, TAC Rep	Sarah Muskin, Planner
Dana Hanley, Charlotte Rep	Taylor Newton, Planning Program Manager
Andy Montroll, Burlington Rep	Charlie Baker, Executive Director
	<b>Public:</b> None

8 **1. Welcome**

9 T. Newton welcomed everyone at 7:02pm.

10 **2. Approve September 13, 2023 Minutes**

11 D. Hanley made a motion, seconded by A. Costandi, to approve the September meeting minutes. The motion passed  
12 5-0.

13 **3. Review of the Draft ECOS Plan – Place sections**

14 T. Newton reviewed the changes to the ECOS Place sections since 2022.  
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16

17 **Goals**

18 Land Use: T. Newton shared that the introduction section is updated and contains new language. He also pointed out  
19 that this section now defines what “Areas Planned for Growth” are and includes new and updated sections about the  
20 Jobs-Homes Commuting Index, the Brownfields' program, and Land Fragmentation.  
21

22 D. Hanley voiced concerns around the translation between land-use language and local zoning regulations. She asked  
23 how CCRPC approaches ground enforcement. T. Newton replied that staff did not include the future land use map in  
24 this draft because statutory changes are expected in the coming months that will change the future land use map.  
25 T. Newton also clarified that CCRPC creates the future land use map based on local zoning districts.  
26

27 Housing: T. Newton shared that there were substantive changes in this section that call out the housing crisis through  
28 talking about the Building Homes Together (BHT) Campaign, increasing homelessness, and housing affordability.  
29 The updates also include disaggregated data by race to share disparities. T. Newton added that a section on short-term  
30 rentals was also fleshed out. T. Newton further stated that the plan includes a narrative on what CCRPC and our  
31 municipalities have done to address the housing crisis through our involvement with policy studies and BHT.  
32 T. Newton also noted that there is a placeholder for information to be added from the VT Zoning Atlas that is  
33 currently in development.  
34

35 Climate: T. Newton described that there were organizational changes to this section. He also said CCRPC tried to add  
36 some language around the disparate impacts of climate change on marginalized populations.

37 B. Bornstein pointed out a typo with “declaration” on page 12. A. Costandi pointed out a typo in heat- “shard” vs  
38 “shade.”  
39

40 Energy and GHG Emissions Reduction: T. Newton did not plan to review changes in this section because LRPC has  
41 already reviewed this section.  
42

43 D. Hanley asked why this section is separate from Energy. M. Needle clarified that the Climate section is intended to  
44 address climate adaptation, and that the Energy section has to follow the Department of Public Services Energy

1 Standards and focuses on climate mitigation. T.Newton added that CCRPC is considering framing the plan with  
2 climate change and weaving it into other sections. CCRPC staff are also considering summarizing the energy section  
3 more concisely and moving all the data into a separate enhanced energy plan supplement. D. Hanley supports the  
4 idea of weaving climate into as many sections as are relevant.

5  
6 Transportation: T.Newton stated that the goal is new, but that a lot of this language is very similar to what is in the  
7 MTP that LRPC reviewed a year ago (which the Board adopted in May). T.Newton said that the section talks about  
8 facilities, public transit ridership, and health and equity.

9  
10 D.Hanley commented that having transit located near housing is great, but that the plan fails to address how  
11 expensive public transit is. Her experiences using public transit from Charlotte to Essex were inefficient, slow and  
12 too expensive. T.Newton said we can discuss the recent RAISE grant (part of this grant looks at alternative ways to  
13 fund public transit). B.Henneberger said that using public transit is out of the question in Colchester, so he suggested  
14 that we should add something about encouraging municipalities that currently are not connected to public transit to  
15 connect and invest in these options. A.Montroll brought up the fact that GMT is about to end fare-free. A.Montroll  
16 also identified this as an equity concern. D.Hanley mentioned that the fares are going to increase and Henneberger  
17 confirmed. CCRPC will look to add in this section.

18  
19 Ecological Systems: T.Newton shared that there were not substantial changes to this section, except there were some  
20 additions to the Water Quality Section about the required actions to try to meet the Total Maximum Daily Load for  
21 phosphorus. A.Costandi mentioned that a new MS4 permit was just issued a week and a half ago (see page 36).  
22 T.Newton asked if there were any changes in the new permit that apply to municipalities. A.Costandi said the only  
23 change is with minimum control measures for constructions sites. There may be municipal concern about additional  
24 fees associated with this change and confusion around who developers have to work with (state vs. local  
25 government).

26  
27 Infrastructure & Facilities: B.Bornstein asked where the plan might discuss using decommissioning facilities for  
28 solar net metering etc. M.Needle identified a specific discussion of this in the renewable energy section. T.Newton  
29 added that the CEDS calls out the need to adaptively reuse under-utilized public facilities. CCRPC staff will be sure  
30 to add this language from the CEDS into either the Economy, Land Use, or Infrastructure & Facilities section.

### 31 Strategies

32  
33 Land Use: T.Newton shared that the goal increased from 80% to 90% of new development to occur in areas planned  
34 for growth. He pointed out that a broadband action was also added. He stated that actions related to other strategies  
35 were moved to strategies they fit better (transportation, housing, energy, etc.).

36 D.Hanley supported the change to 90%, and she asked if there has been any pushback. T.Newton said CCRPC has  
37 not received much pushback. M.Needle added that the county currently has 87% of development occurring in areas  
38 planned for growth, so the goal is not far from reality. T.Newton did mention that more rural municipalities are far  
39 off from this goal. The committee specifically discussed these topics in the context of Westford and Charlotte.

40  
41 Housing. T.Newton shared the brand-new strategy (borrowed from BHT goal). T.Newton also pointed out a new  
42 action that was added about Fair Housing.

43  
44 Climate/Energy: T.Newton reminded the committee that this section was also reviewed in August.  
45 D.Hanley pointed out that things are jammed together here and looks forward to seeing how this section is  
46 restructured/simplified.

47  
48 Transportation: T.Newton shared that the strategy is new, but the actions are generally the same.

49  
50 Water Quality: T.Newton shared that this section really has not changed, staff just added some headers.

1 Ecological Systems and Working Lands: T.Newton reported that there was some tightening up under Habitat  
2 Preservation to only include the work CCRPC does. T.Netwon pointed out that some new actions borrowed from the  
3 CEDS.

4  
5 B.Henneberger (page 61) mentioned that there have been proposals to change the definition of working lands to  
6 encompass a wider range of land-uses (wildlife corridors, for example). T.Newton and M.Needle said that they think  
7 a bill has been passed to this effect. T.Newton also connected this question to 30X30 and 50x50 initiatives. M.Needle  
8 shared [this link](#) from the Department of Forest, Parks, and Rec which explains the new current use category on  
9 reserve forest land. The Committee asked staff to assess if current use for conservation should be discuss more in the  
10 plan. B.Henneberger said that he was under the impression that current use was forestry or agriculture, but carbon  
11 sinks or wildlife corridors didn't count. D.Hanley said that the Vermont Land Trust is feeling a big shift from  
12 prioritizing meadows, to preserving forest lands. B.Bornstein identified an unintended consequence of these policies:  
13 that some landowners feel the need to subdivide to maintain value, instead of preserving the forest.

14  
15 T.Newton informed the committee that they will review the Introduction section in November, which the committee  
16 has not seen before, and is a major rewrite.

#### 17 18 **4. ECOS Plan Website Update**

19 T.Newton shared that the CCRPC began a contract with Blue Roster to create an online plan (which will be the main  
20 plan). The website will be more interactive and less text heavy. M.Needle is excited about the data capabilities of the  
21 website.

22  
23 D.Hanley is excited about the idea of breaking up dense text. T.Newton said that in addition to the website, staff will  
24 also work with a graphic designer.

#### 25 26 **5. Committee Meeting Time**

27 T.Newton reported that there were seven committee votes in favor of meeting earlier, and one against. A.Montroll  
28 suggested that meeting even earlier, at 5:30, would be helpful for him. The committee members present are all  
29 available at that time, and T.Netwon will update meeting times to 5:30 pm.

#### 30 31 **6. Adjourn**

32 *B. Bornstein made a motion, seconded by B.Henneberg, to adjourn the meeting. The meeting adjourned at 7:54 pm.*

33  
34 Respectfully submitted, Sarah Muskin