

UNDERHILL PLANNING COMMISSION

Thursday, July 12, 2018 @ 6:00 PM

Minutes

Attendance

Planning Commissioners:

Commissioner Carolyn Gregson, Chair
Commissioner Johnathan Drew, Vice Chair
Commissioner David Edson
Commissioner Patrick Lamphere
Commissioner Lea Van Winkle

Staff/Municipal Representatives:

Andrew Strniste, Planning Director
Peter Bennett, Energy Committee Chair

Others Present:

Emily Nosse-Leirer, CCRPC Representative

[5:55] The Planning Commission convened at Underhill Town Hall at 5:55 pm.

[6:03] Chair C. Gregson called the meeting to order.

[6:03] Chair C. Gregson asked for public comment. No members of the public were present to make public comment. While the Commission waited for Ms. Emily Nosse-Leirer, a representative from Chittenden County Regional Planning Commission (CCRPC), they briefly discussed the Town Plan update.

AGENDA ITEM: PRESENTATION FROM CCRPC RE: ENERGY PLANNING & SITING

[6:05] The Commission individually introduced themselves to Ms. Nosse-Leirer. Ms. Nosse-Leirer proceeded by presenting the PowerPoint prepared beforehand. She advised that CCRPC was helping Chittenden County towns create enhanced energy plans. Ms. Nosse-Leirer provided presented each slide of the PowerPoint. Ms. Nosse-Leirer answered Commissioner Edson's question about rooftop generation being considered as part of the data. A discussion commenced about rooftop solar panels and energy generation.

[6:23] Ms. Nosse-Leirer advised that State owned land in fee is off limits to large scale energy generation projects. A discussion about known constraints v. possible constraints ensued. Ms. Nosse-Leirer advised that if an energy generation project were to occur in a possible constraint, then mitigation measures were required, and would likely be approved with conditions. Commissioner Edson inquired about quality of solids; Ms. Nosse-Leirer advised that the Agency of Agriculture would make comments.

[6:27] A discussion ensued about the Scenic Preservation zoning district, as well as Macomber Ridge. Ms. Nosse-Leirer advised that the owner would have first have to choose whether or not they wanted an energy project, and then the review process would begin with the various agencies and government entities. Discussion ensued about the difference between due consideration and substantial deference. To get substantial deference, Ms. Nosse-Leirer advised that the Town cannot be more restrictive to just energy. Commissioner Drew asked if substantial deference had been used in the context of energy siting. Ms. Nosse-Leirer informed the Commission of the recommended edits drafted by CCRPC.

[6:41] Energy Committee Chair asked Ms. Nosse-Leirer who makes the judgment that a Town is complying with moving towards Vermont's energy goal. Ms. Nosse-Leirer advised that Towns should be looking to implement strategies they can control.

[6:45] A discussion ensued about the data that CCRPC used as part of the drafting of their recommendations. Commissioner Drew voiced his skepticism about the data. Ms. Nosse-Leirer provided background on how CCRPC obtained and utilized the data.

[7:08] Commission Van Winkle had to leave for the evening. Upon her exit, the Planning Commission no longer had a quorum. Ms. Nosse-Leirer stayed longer to provide more information about the proposed recommended updates to the Town Plan.

Respectfully Submitted By:

Andrew Strniste, Planning Director

The minutes of the July 12, 2018 meeting were accepted this 8 day of November, 2018.


Carolyn Gregson, Planning Commission Chair

New Action Items

- Staff Member Strniste: Contact Conservation Commission
- Staff Member Strniste: Amendments to the Town Plan needing Selectboard approval or voter approval.
- Staff Member Strniste: For Zoning Administrator updates, provide suggestions on how to improve processes.

Old, Incomplete Action Items

- Staff Member Strniste: Provide materials pertaining to the zoning pamphlet in the coming weeks.
- Commission: Reexamine the Regulation's use chart.
- Commission: Review Energy portion of the Town Plan and energy implementation portion of the Town plan.
- Commission: Review memorandum from Transportation Board
- Commission: Begin thinking about Town Plan Update strategies

Completed Action Items

- Staff Member Strniste: Add slides to PowerPoint.
- Commissioner Drew: Post on Front Porch Forum on Friday, June 15, 2018.
- Commissioner Seybolt: Post on Front Porch Forum on Monday, June 18, 2018.