

PLANNING COMMISSION
Draft Notes
September 2, 2015

Members Present: Sally Miller, Susan Boston, Keri Cole
Members Absent: Paul Highberg, Marilyn Spaulding, Nick Scheu, Sam Segal
Others Present: Michael Brands

I. CALL TO ORDER

The meeting was not called to order.

II. APPROVAL OF MINUTES

The approval of the July 1, 2015 minutes meeting was continued.

III. NEW BUSINESS

A. East End Discussion

A general discussion of the East End took place. The East End is the area bounded by Alsups on the west, east of the Ottauquechee River north to the Town line, Pleasant Street properties east to the Town line, and north along Route 4 to the Town line. The PC reviewed a number of maps of the area.

Chair Miller scanned the 2000 East End Plan for digital distribution. The plan is weak on action items, but has a good inventory and history of the East End. She suggested an additional plan to deal with the lack of action items. The Town Planner will ask Peter Gregory, TRORC, for planning grant opportunities.

The Town Planner stated the proposal to place a Hannaford grocery store at the Gerrish East End parcel has been dropped by the developer. The property is now for sale. The Safford Commons 36 unit affordable housing complex in West Woodstock is rented out. This shows there is a definite need for additional affordable housing opportunities. The Gerrish parcel would be a good site for housing, as it has available sewer and water connections and is pedestrian accessible to stores and other Village destinations.

A State funded grant for electric vehicle charging stations (>\$25k) was received Monday August 31st by the Town Planner. A quick discussion with the Town Manager indicated local interest. The Town Manager asked for PC input. The application has a filing deadline of October 31, 2015.

The Town Planner visualizes placement of a charging station in the East End Park & Ride that is scheduled to be constructed next year. A map of the parking area was viewed. The grant requires

placement within an official Village Designated or Downtown Designated area. The East End is within the Village Designated area.

There have been many Teslas and other electric cars noticed in Woodstock, many with Vermont plates. The number of electric vehicles will increase over time making electric charging stations a necessity for future transportation planning. The Town Planner will speak with Rita Seto, TRORC transportation planner.

After discussion, the PC agreed the submittal of an application is a positive step and recommended the Energy Committee take a look at the proposal. The Town Planner will contact Chris Miller of the Energy Committee to move the application along.

B. Siting of Solar Energy Facilities

Discussion is placed on hold. The Town Planner will be following the action of the State's legislative sub-committee on Siting of Solar Facilities. It appears there could be a change in how the Public Service Board reviews solar facility applications that would allow much more input from local communities.

C. Model River Corridor Regulations

As a follow-up to his river corridor presentation of last month, Ned Swanberg, ANR Flood and River Specialist, sent a model regulation that includes both flood hazard regulation and the new river corridor regulations. The Town Planner sent a digital version to all members. After a quick read, the Town Planner felt the regulations do a good job of covering both flood hazard and river corridor criteria in one document. The document would replace the existing flood hazard regulations in the Town Zoning regulations.

IV. NEXT MEETING

The next meeting is scheduled for **October 7, 2015 at 7:30 pm.**

VI. ADJOURNMENT

The meeting adjourned at 8:20 pm.

Respectfully submitted,

Michael Brands, AICP
Town/Village Planner