

MINUTES
PLAN REVIEW COMMITTEE
October 21, 2021 6:30 PM
Northwest Regional Planning Commission, 75 Fairfield St. St. Albans VT

ATTENDANCE:

Commission: Elisabeth Nance, Sarah Hadd, Rowena Brown

Staff: Greta Brunswick, Mike Johnston

Public: None

The public hearing of the Fletcher Town Plan Review Committee, held at 75 Fairfield Street, Saint Albans VT, and virtually via Zoom, was opened by Chair, Elisabeth Nance at 6:34 p.m.

E. Nance welcomed everyone and explained the scope and intent of the public hearing.

Introductions of the committee and staff were made.

E. Nance briefly outlined the history and process of the revision of the Fletcher Town Plan. They noted that the revision was developed by representatives from all municipal boards and public meetings were held in invitation of public input.

No public comment was received.

E. Nance closed the public hearing at 6:38 pm.

A general discussion followed regarding the plan's content; staff review comments.

M. Johnston referenced that his staff review found that the plan includes all required elements, is consistent with state planning goals and with the plans of adjacent communities and the regional plan.

S. Hadd commented that overall, the plan was good and well done but was missing current 2020 census data due to not being released and was utilizing the 2010 census data. Also, there were no steps stated to directly address affordable housing on pages 36 and 37. It was also noted that the plan states no walking or biking paths but then mentions the Lamoille Valley Rail Line that could be added to walking and biking on page 47. Also, communication services on page 75 could have been further explained to discuss the coverage of Mount Mansfield Telecom. Lastly it was stated that the background information presented in Appendix A would be great at the introduction of the plan to give some history and background on the town.

R. Brown agreed with the points made by S. Hadd and reinforced the great read and points that the plan presents. Also, it was brought up about the communication towers on page 51, point number 8 that there is no specific height given.

E. Nance praised the plan and suggested that Lamoille Valley Rail Line be changed to Lamoille Valley Rail Trail.

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G. Brunswick reported that staff prepared an implementation checklist, which is a review NRPC completes to grant confirmation of the municipal planning process. Specifically, NRPC looks for evidence that the community is actively engaged in a planning process to implement the town plan through zoning bylaws, capital budgeting, supplemental plans and other programs. NRPC found that the municipality is working on plan implementation in all of these areas.

G. Brunswick noted that the staff reviewed the plan according to the standards required to receive a determination of energy compliance for Section 258 reviews by the Public Service Board. The enhanced energy chapter in the Fletcher is very much based on a template developed by the regional commission and it is compliant with the requirements to receive a determination of energy compliance.

S. Hadd made motion to recommend that the Board of Commissioners approve the Fletcher town plan, confirm the town's planning process and issue a determination of energy compliance. Seconded by R. Brown. Motion carries.

ADJOURN:

Motion to close hearing made by S. Hadd and seconded by R. Brown. Motion Carries

The plan review public hearing adjourned at 7:00 p.m