Craftsbury Planning Commission
Proposed Town Plan Public Hearing
July 23, 2025

Present: Farley Brown, Alison Low (NVDA), Dave Rowell, Ben Kroeger, David Koschak, Logan Jones, Gordon Waterhouse, Mike Martin

Absent: Lucas Schulz

Note: Questions and comments from the public appear in italics

1. Purpose of the Proposed Town Plan public hearing: Based on Vermont statute, all towns adopting a town plan must host a public hearing warned 30 days in advance.

2. Introduction of Planning Commission members and Alison Low

3. Purpose of the Town Plan: to emphasize the continued desire for local control while exploring the area of special needs that will shape the development of the town into the future. The plan also has been intended to have a say in developments that fall under Act 250 jurisdiction; the passage of Act 181 brings sweeping changes not only to Act 250 but also to regional and municipal planning efforts. The plan serves to address those changes while providing a community-driven vision for the town's future. Maintaining a current town plan also makes the community eligible to apply for funding for important community projects.

4. Public Participation: Community survey (162 responses); Field tour of Coburn HIll Town Forest to learn about connectivity and habitat blocks; Community Values Mapping Project (50+ attendees); Land Use Tools presentation; Public hearings at the Planning Commission and Selectboard level

5. Proposed Recommendations (Priority Actions) in the implementation plan:
    I. Establish an ad hoc committee to research and present options for local development oversight to the selectboard
    II. Appoint a part-time Community Development Coordinator
        - *Could this be combined with a Town Administrator position?*
    III. Pursue wastewater solutions for Craftsbury Village
    IV. Appoint a local officer to serve on the board of the Headwaters Community Land Trust
    V. Make the necessary changes to Craftsbury's floodplain regulations to remain eligible for the town's enrollment in the National Flood Insurance program

    - *Would an understanding of Act 181 be helpful for interpreting the Town Plan?* Yes, and an overview of Act 181 is in the Town Plan. Additional resources exist; NVDA has hosted two information sessions and the recordings are available.

- *It would be helpful to put a short methodology along with the land use map*
  Note: NVDA's land use maps combine agriculture and forestry into one layer; the Planning Commission thought it was important to separate these out for Craftsbury's map, thus two different versions of this map will exist.

6. Overview of sections
   Part 1: Defining Rural Character
   Part 2: Building Social Connections
   Part 3: Maintaining Ecological Balance
   - *Should we also be considering safe drinking water along with wastewater?*

   Part 4: Connecting People and Place through Services and Infrastructure
   - *Could a Community Development Coordinator implement something like the Village Master Plan?*
   - *Could the plan do more to address public safety, especially excessive speeding?*
   - *While we have the recommendations in the Master Plan to address traffic/speeding challenges in the Village, could we do more to address those challenges on the Common?*

7. Questions and Comments

- *What is the lifespan of the plan?* 8 years; we can make amendments along the way.

8. Next Steps: The Planning Commission will be making changes and then passing the Proposed Town Plan on to the Selectboard. A second hearing will follow.

Planning Commission meets next on August 6th at 7:00 in the Town Hall