Craftsbury Planning Commission
May 21, 2024 DRAFT Minutes

Attending: Logan Jones, Rudy Chase, Dave Rowell, Farley Brown, Gordon Waterhouse

Guest: Susan Houston

Absent: Lucas Shultz, Reed Holden, David Koschak, Ross Davis

1. April 17th minutes - Moved by Dave Rowell, seconded by Gordon
   Discussion: The Elementary School sign is repaired and ready to be put up.
   Farley mentioned to Rudy that he could submit the invoice to Michelle if there are any costs

2. Welcome to Logan Jones, new planning commission member

3. Farley reported that the Selectboard is now aware that the 2016 town plan will expire as of June 16th. The planning commission will continue to work on the town plan update and hope to have it completed by the end of the summer.

4. NVDA Flood Resilience meeting May 13th. The flood resiliency plan needs to be updated in order to get our administrative updates in our flood zoning. Recommendation from ANR is that we add the River Corridor map in the town plan. River corridor regulations state that development has to be a specific distance from the river corridor. FEMA maps are simply inundation areas. There is a financial incentive to have the maps ($300,000 to the town from FEMA for last summer floods.) Draft FEMA updated maps will be available August or September for review.

5. Update on the status of the town plan sections:
   a. Flood Resilience in Ecological Balancing (draft) - recommendations include staying FIRM and consider another level of regulations, adopt River Corridor Plan.
   b. Natural Heritage section in the Ecological Balancing - drafting language about Act 171
   c. Alison will meet with Dave, Rudy and Lucas to discuss the infrastructure section later in the week.
   d. Kyle Dwyer shared Craftsbury Housing Snapshot - housing data for the appendix. Susie will share this data with the Community Housing Forum (Craftsbury, Greensboro, Albany, Glover).

   e. Culture section - will include recreation (hunting and fishing), libraries, schools, etc. Possibly use the Craftsbury Academy Woodlot as a Case Study. It is important for Craftsbury to develop land use policy. There are substantial changes to Act 250 from the 2024 Legislative session - that if a town doesn't

have land use regulations, these towns will not be eligible for Village Designation Center. This would be a major impact to the town.
Further discussion:

i. There is an “elephant in the room” - what about regulations in Craftsbury? Dave asked what's the purpose of land use regs? Alison gave a generic answer: it sets a good layout of lots and roads, road access, can keep farms and forestry more viable.
ii. In the Culture section, we could define what we mean by rural character (open landscape, access for hunting, fishing, recreation, home based economy, multigenerational living) Reed, Rudy, and Farley will meet with Alison in the next week or two to look at this section.

6. Updates on steps to broaden communication around land use in Craftsbury
    a. Farley still needs to up the permit
    b. Farley mentioned to Jeremiah McClain (lister) and Michelle Warren (town clerk) that we need to communication

Next meeting June 19th, 2024.

Minutes submitted by Farley Brown