

Town of Guilford
Planning Commission Meeting Agenda and Notes

20 November 2015

Members: Tanya Balsley*, Harry Evans*, Michelle Frehsee*, Jackie Gaines*, Hal Kuhns, Andy Loughney*, Chuck Clark*, Herb Meyers*, Sheila Morse* (Selectboard Liaison)

Call to order at 1:02 PM

Recognition of Public – none present

Old Business

1. Implementation Matrix: Discuss ideas and work completed on Matrix. PLEASE review carefully; establish priorities, figure out how to make this an effective document. Michelle noted that the Energy Section is a high priority, per SB and because of State energy credits and solar projects.

New Business

- 1. Potential new member:** Thayer Tomlinson, who has completed extensive review of energy section and thinks it needs to be flushed out more.
- 2. Village Center Designation Renewal for Algiers** to be completed by January 2nd.

Group worked on finalizing this application. Michelle shared projects completed: Tontine Building, the Broad Brook House, and the WWHT brought water into Village of Algiers. Projects to be included in cover letter:

- Broad Brook House general recap on more recent renovations and planned or in process;
- Katie to advise on WWHT buildings – how many units are in each building?
- Guilford Preservation, Inc. plans; Pit Stoppers and FOAV are putting in a gas tank for snowmobilers;
- Daniel Bielicki, owner of former Doggy Day Care building (Sheila to contact);
- GCC 501c3 5 projects (Sheila to fill in);
- status of Bee Barn (7 apartments in barn, ground floor is FOMAG and a lot of space available for rent... commercial space)

Updated **map of Algiers Village** to 2015: Jeff Nugent working on this. Sheila to ask Danny Z where Grist Mill Road truly ends.

Evidence of how Town Plan furthers goals of Municipal Plan:

Settlements and Land Use: Vision, Goals, Discussion, Policies, Actions

VISION

Guilford residents envision a town that maintains its rural character, protects its natural resources, and provides viable living, education, and economic opportunities to sustain us well into the 21st century.

GOALS and POLICIES

1. **It is the policy of the Town** to preserve open spaces, agricultural and forestry lands, and our natural resources.
2. Maintain village designation status for Algiers and Guilford Center.
3. **It is the policy of the Town** to strengthen, and direct growth towards, existing centers.
4. Promote current and future land use practices to increase safety against floods, ensure the viability of agricultural and forestry economies, protect our natural resources, and reinforce our compact development pattern.

It is the policy of the Town of Guilford to apply for renewal of its two Village Center designations when required. To do so, the Town will:

1. explain how designation helps implement the relevant goals in this Plan, linking the goals in the Plan to the relevant purposes and benefits of State designation. The plan shall explain previous, current and future revitalization activities.
2. include the designation boundary on at least one map. At a minimum, the Board Approved map can be included to meet this requirement. DHCD (the Vermont Department of Housing and Community Development) also recommends including the designation boundary on any maps that illustrate statements referencing designation.

Guilford seeks to maintain its rural and community characteristics while allowing for moderate growth well into the future. While Vermont planning guidelines and the Planning Commission's sense of well-planned development call for new growth in 19th century settlement patterns around existing population centers (Algiers, Guilford Center, Green River and West Guilford [Hinesburg]), newcomers may prefer to live on a country road with few neighbors. However, village centers offer the benefit of more economical uses of public utilities, facilities, and services; we can preserve more of our forests and open spaces for future generations; our children have easier access to friends and community life in these small population centers; and, being close to neighbors, citizens are better able to take care of each other.

The alternative – land-intensive scattered development – could eventually make one part of Town just like another. We'd lose the farms, recreation and hunting areas,

snowmobile trails, and the rural landscapes which make this such a special place. If everyone who moves to Guilford needs twenty acres around a new house, eventually every part of Town will look the same. We will fragment our forests and lose our wildlife habitat; farming will become extremely difficult or impossible as fields and mowings sprout houses; and the rural and pleasant character of the Town as we know it will disappear.

PC is asking the **Selectboard for a motion** to authorize the PC to submit the application for Algiers Village [Village] Center designation renewal.

3. Discuss topics for future meetings throughout winter:

- a. Energy Section needs work still. Thayer Tomlinson is willing to work on this and is looking for collaborators. Andy is willing; Tanya may have time.
- b. Implementation Matrix: read, make notes, be ready to discuss in January

3. Update from Selectboard

- Katie's return: F/T as of beginning of 2016 *note about wages vs. total compensation package*
- Guilford Community Church
- WSWMD
- Open Meeting Law update? **NO info from Ron...**
- Lumbering in Green River
- **Sheila to speak with Pete about minutes and agenda being posted, from October**

4. Other: decision to hold January meeting mid-day, mid week on Thursday, 1/21/2016 at 1:00 pm in the Town Office

Communications

150 kW community Solar System. Gaines Farm – application being submitted for Certificate of Public Good

Approval of Minutes Herb moved that minutes be approved; Andy seconded; motion passed unanimously. Meeting adjourned at 2:15 pm.

Reminders

There will NOT be a Planning Commission Meeting in December. Next meeting in January with date TBD.

Third Thursday(s) January 21, 2016 at 1:00 pm at Town Office