

DRAFT MINUTES
MAIDSTONE PLANNING COMMISSION MEETING
Thursday, August 8, 2024, 7:00 pm
Hybrid Meeting, both in person at Town Hall and by Zoom Video

Members present in person: Ex-officio members Bruno McKenzie, Brad McVetty

Members present via Zoom: Bruce Barker, chair; Bob Champagne-Willis; Paul Kamins; Ray Lovell; ex-officio member Scott Lovell

Also present via Zoom: Amy Pear, Burton Klein, Kyle Dwyer of Northeastern Vermont Development Association (NVDA)

At 7:02 pm, the meeting was called to order by Bruce Barker.

Bruce reminded all of the rules of participation.

APPROVE MINUTES:

Bob made a motion to accept the minutes as presented for July 11, 2024; Paul seconded the motion. All voted in favor.

NVDA Update:

Kyle updated the Commission on his efforts to come to Maidstone and meet personally with Raymond and Paul. He hopes to set up appointments for next Monday or Tuesday. He will be preparing a master document and feels that Lunenburg's Town Plan is a good format to follow. Bob asked if the layout for the end product would be set up around the required elements.

REQUIRED ELEMENT: ENERGY (BOB)

Bob presented his findings from energy reports from Efficiency Vermont, Energy Action Network, Vermont Electric Cooperative and the NVDA Maidstone Energy Profile. Maidstone's Energy burden is 10.3% of the median income for the town. Bob discussed the Vermont legislation that directs the future of energy in Vermont. One act from 2017 requires that Vermont utilities acquire their energy from 55% renewable sources, increasing to 75% renewable from 2033. Vermont Electric Cooperative is already at 85% renewable and 100% carbon free. Bob feels that the energy section of Guildhall's town plan is a good framework. Bob also brought up the limitation of the electric lines in Maidstone. As more property owners convert away from fossil fuels and towards electricity, the existing lines may not be sufficient.

REQUIRED ELEMENT: LAND USE (BRUCE)

Bruce shared his screen, showing his summary of land use. He reviewed the relevant survey questions and the collective desire to preserve Maidstone's natural resources and to maintain the small-town environment. Under current bylaws, Maidstone has six zones and a shoreland overlay which is less than the zones originally adopted in the 1973 proposed land use. Bruce reviewed the summaries of the 2016 Town Plan and the changes that may be needed. Several of the recommendations in 2016 have been implemented and do not need to be included in the new town

plan. Also, Bruce presented his findings on wildlife habitat blocks. Kyle can send updated maps that he has. Bruce's report will be posted on the website.

REQUIRED ELEMENT: HOUSING (RAYMOND)

Raymond shared his thoughts about locations where he felt future housing development might be possible. Paul asked about state mandates on housing development. Kyle said that the state is not mandating housing, but the state is facing a housing crisis. He felt that the development goals of the state would focus on already more densely populated village centers. Kyle felt that our town plan would include language on maintaining the rural character. Bob and Burton discussed accessory dwelling units and Bruno discussed development in Rural 1 and Rural 2. Bob felt that updates are needed to our zoning bylaws to clarify what is allowed.

REQUIRED ELEMENT: TRANSPORTATION (PAUL)

Paul shared his screen and discussed what he pulled together around the topic of transportation. He reviewed the survey results that were relevant to this topic. His report will be posted on the website.

ASSIGNMENTS FOR NEXT MEETING:

At Kyle's suggestion, all commission members will work on Housing.

PUBLIC COMMENTS:

There were no additional public comments.

OTHER BUSINESS:

There was no other business.

SET DATE FOR NEXT MEETING:

Bob and Amy have a scheduling conflict for the second Thursday of September. Amy reminded the Commission that the Zoning Board of Adjustment already has a meeting scheduled for Tuesday, September 10. Bob made a motion that the next Planning Commission meeting be on September 10. Ray seconded, and the motion passed. These meetings will be hybrid, in person at Town Hall and via Zoom.

The meeting adjourned at 8:30 pm.

Respectfully submitted,
Bob Champagne-Willis