

DRAFT MINUTES
MAIDSTONE PLANNING COMMISSION MEETING
Tuesday, December 5, 2024, 7:00 pm
Hybrid Meeting, both in person at Town Hall and by Zoom Video

Members present in person: Bruce Barker, ex-officio member Brad McVetty

Members present via Zoom: Bob Champagne-Willis, Paul Kamins, Raymond Lovell (joined meeting at 7:45 pm)

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

After several minutes of technical difficulties, Bruce Barker called the meeting to order at 7:30pm.

APPROVE MINUTES:

Bob made a motion to approve the minutes from the November 12, 2024 meeting. Paul seconded the motion. There was no discussion. All in favor.

NVDA UPDATE:

Kyle shared that he has started the Maidstone Town Plan Draft on three elements; Housing (previously submitted), Education and Natural Resources (new for tonight's meeting). For the duration of the meeting, we reviewed his work.

HOUSING: The new housing legislation, requiring accessory dwellings and duplexes wherever single dwellings are allowed, does not have an exemption for small lots around Maidstone Lake. The issue with development at Maidstone Lake is the size of the septic system and the related allowable number of bedrooms. The question arose as to whether the new legislation applies to only full-time residents. Owner occupation is required in either the main structure or the accessory dwelling. There are size limitations on the accessory dwelling. Towns are not allowed to make zoning restrictions that would not allow for accessory dwellings. Another question arose about the allowing of mobile home parks, but this was tabled for a future meeting.

EDUCATION: Bob cautioned that legislative changes in the upcoming session may change some dynamics of funding for education. We will need to review this section after the legislative session ends in June of 2025.

NATURAL RESOURCES: Kyle explained the work that he had done to put together this section. Paul raised questions about the caves in Stoneham Mountain. We are not sure if the caves are on private property or state property. Regarding recommended actions, some of the items in prior bylaws have been completed and should be removed. Regarding habitat blocks, they need to be defined in the Town Plan. Paul raised concerns about how logging affects the habitat blocks. We reviewed the existing recommendations and determined that we needed to study these further. The recommendations should be actionable. Current bylaws needed to be updated to reflect new statutes about the size of accessory dwellings.

There is another round of the Municipal Planning Grant that has just opened for application.

PUBLIC COMMENTS:

There were no public comments.

ASSIGNMENTS FOR NEXT MEETING:

We will work on sections of the Town Plan as Kyle updates the google docs.

TOWN REPORT:

We are not required to notice our meetings in the Annual Report, but we should describe how often we meet and how we will provide notice of upcoming meetings. We should put a notice in about the organizational meeting after the selectboard organizational meeting. We should include the zoom link. We can decide on the language at the next meeting.

NEXT MEETING:

Bob made a motion that the next meeting will be on Thursday, January 9, 2025 at 7 pm. Paul seconded. All in favor.

There was no other business.

Bob made a motion to adjourn the meeting at 8:45 pm. Paul seconded. All in favor.

Respectfully submitted,
Bob Champagne-Willis