

## Craftsbury Land Protection Task Force

Meeting: December 10, 2015

### **Present:**

Diane Morgan, Ross Morgan, Dave Rowell, Louise Calderwood, Bruce Urie, Jim Jones, Ned Houston, Heidi Krantz, Susie Houston, Nancy Moran, David Przepioski, Dave Johnson, Leah Szafranski, Jane Walczykowski, Mabel Houghton, Barb Mutrux, Jean Haigh, Matt Krebs, Nancy Frohwein, Emily Maclure, Amelia Fritz, Henry Hamilton, Carol Maroni

**Minutes taken by:** Carol Maroni, Farley Brown, Annie Rowell

### 1. Why are you interested in being part of this task force?

- Land uses – historical and current
- Maintain our rural character
- Concern about development
- Value the community and the landscape
- Preserve what is here now
- Keep it clean and pristine
- Here because love Craftsbury
- Topic is very vast
- Concerned about forests, open spaces, water – all the resources
- How best to manage growth – there has been a lot of growth over the years
- Protecting the working landscape
- See development pressures outside of town; hope Craftsbury doesn't change
- Don't want Craftsbury to change
- We are becoming more diverse and we should keep it as is
- Growth is happening and should happen – just want to keep our town character
- Amazing community – number one risk has to do with new renewable energy legislation
- Community is wonderful group of people
- Look at existing land use tools
- Land protection – this is a big topic
- What is the flux of change? Population change, new houses, cellar holes
- Incentivizing land use
- Not approaching this work from a place of fear; rather approaching from a place of abundance
- Responding to the rest of the world – what do we have to deal with
- Even if we don't do anything moving forward – we are continuing our community ethic; this is a huge strength
- What is changing?
  - College growing
  - First two weeks of August – soccer camp, Chinese students, Shakespeare camp
  - Skiing

- A lot more traffic
- 2. Who is not here:
  - **Elders in town**
    - Craftsbury is a growing community
    - What it means to be a good steward of the land
    - Dave Rowell hosted breakfast with elders – kitchen table conversation
      - One of the best things that has happened in town was the block party
    - What would they think about this?
      - Neighbor has control of their own life
      - Ability to trust your neighbor
      - They owned their own land, were good stewards of their land
      - If drove through Greensboro and Craftsbury, could you tell which town had zoning?
      - Did they have concerns about outside influence?
      - What would our landscape look like without current use? *Very different*
      - Seeing our advantage into the future – not about fearing all the things that could happen; it's about each individual being the best citizen in this community that they could be
        - How we educate our children
        - How they assume citizenship
        - Basis for any democracy – responsibility that this community has evolved and become what it is
  - Why reach out? What are we focusing on to help engage folks to be involved?
  - Collecting stories from those who have been here for years
    - Maintaining the culture
    - Farley has tapes of Reggie Griggs, Everett Demeritt
  - **People who would like to own a home and are currently renting**
  - **People who are using the land as a means of income**
    - **Their voice needs to be heard – our decisions/work will impact them greatly**
  - Louise Calderwood's addition:
    - **The full spectrum of "non-owner" users of land: snowmobiling, ATVs, hunting, trapping, fishing**
    - **Families with school age children. I know this group is probably attending other sessions-but I don't think we had a single family last night who has school-aged children. Land use impacts taxation and although no longer directly connected with the passage of Act 60, there is still an impact on school funding.**

What do we want to know from them?

- Culture they've built to make Craftsbury the town that we love
- Risks and concerns

How do we conduct our outreach?

- Conduct outreach by going to these people
- A group of questions to conduct this outreach?
  - Concern of using the word “risk” – making it a positive approach
  - Strengths/weaknesses, opportunities/threats

### 3. Land Use Research and Education

- What do we need to know? What do we currently have?
- Review of “**Craftsbury Maps**” document prepared by Farley Brown
  - Maps haven’t been ground-truthed
    - Geology map is closest to being most accurate
    - We have a lot of pictures/images, some layered information
  - We have more maps coming
    - What properties are currently protected in town?
      - Updated conserved land maps – and properties in current use
        - 143 properties in current use
  - Number of houses built over time to show progression
  - Flood resiliency maps – includes looking at our river corridors and looking at land use within river corridors
  - Available on Town Website under Select Board
- Review of “**Craftsbury Land Use Planning Tools**”
  - Flood plain zoning
    - A permit process we have to go through – can refer to map to see if you are in the flood plain
    - In place in ~2008
    - Used guidance from regional planning office to develop it
    - Zoning administrator is Gordy Waterhouse
      - He will review the land
    - Board of Adjustment (Planning Commission)
      - Review permits or appeals
        - Many people do appeal
    - We have had a 100-year flood five times in a few short years – many maps are obsolete
    -
  - Current Use – Use Value Appraisal Program
    - One of our major land use tools in town
    - Voluntary
  - Roads and Bridges ordinance
  - Telecommunications Ordinance
    - There because of a response to put cell tower in steeple of the church – obsolete now
- Review of “**State Regulations**”

- Louise – **addition** of state regulation on agricultural water quality
  - More information
- **Addition to the list:** Village designations, historic preservations
- Group activities
  - Look at existing resources
  - Questions for future research?
  - What resources to create?
  - Start flagging other tools out there – potential items to consider?
  - How to educate our community on these tools and resources

#### 4. NEXT STEPS:

Create two groups – Outreach and Research

- Follow up meetings in January in two groups/sub-committees
- Farley to lead Research sub-committee
- Carol to lead Outreach sub-committee

Next meetings:

- **January:** Sub-committees meet separately
- **February:** Full group meeting, prepare for Town Meeting in March
- **March:** Present Task Force update at Town Meeting
- **April:** Full group meeting