

**TOWN OF CAVENDISH PLANNING
COMMISSION
MINUTES SEPTEMBER 4TH, 2024
CAVENDISH TOWN OFFICE 37 HIGH
STREET CAVENDISH VT**

MEMBERS PRESENT: TIM CALABRESE, BRUCE MCENANEY, SHIRLEY CLARK, MIGUEL SEVILLE AND SHANNON DEVEREUX (SELECT BOARD LIAISON)

MEMBERS ABSENT: JEFF STRANGE

MEMBERS OF PUBLIC: STEVE GREEN AND MARGARET CAUFIELD

1. CALL HEARING TO ORDER, ROLL CALL. TIM CALABRESE CALLED THE MEETING TO ORDER AT 6:34 PM.

2. NO AGENDA ADJUSTMENTS

3. THE PLANNING COMMISSION MEMBERS NEXT MOVED ON TO APPROVING THE MEETING MINUTES FOR THE JUNE 5TH MEETING. SHIRLEY CLARK MADE THE MOTION TO APPROVE AND BRUCE MCENANEY SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

4. HEAR CITIZENS: THE PLANNING COMMISSION

HEARD FROM STEVE GREENE, A LOCAL RESIDENT, WHO PURCHASED THE BUILDING LOCATED AT 2588 ROUTE 103 SOUTH. THE SITE WAS HOME TO "SMOKING BOWLS" AND HAD BEEN GREATLY AFFECTED BY THE JULY 2023 FLOOD. STEVE ADVISED THE COMMISSION HE IS IN THE EARLY PLANNING STAGES AND REMODELING OF THE BUILDING TO CONVERT IT INTO 6-8 MOSTLY SINGLE BEDROOM RENTAL UNITS. HE IS IN PROCESS OF SEEKING THE NECESSARY PERMITS UNDER THE NEW FLOOD HAZARD REGULATIONS, MEETING WITH A SURVEYOR TO DETERMINE THE FLOOD BASE ELEVATION OF THE PROPERTY AND ULTIMATELY BEING GRANTED A FLOOD CERTIFICATE TO PURSUE OCCUPANCY OF THE BUILDING FOR TENANTS. MR GREENE IS ALSO RESEARCHING PARTNERING WITH THE VERMONT STATE HOUSING AUTHORITY AND WINDSOR HOUSING AUTHORITY TO ACCESS GRANTS/FUNDING AS AN AVENUE FOR THE PROJECT TO BECOME AFFORDABLE HOUSING. TIM MADE A MOTION TO AUTHOR A LETTER OF SUPPORT FROM THE PLANNING COMMISSION FOR THE PROJECT. SHIRLEY CLARKE SUPPORTED THE MOTION AND BRUCE MCENANEY SECONDED THE MOTION.

THE PLANNING COMMISSION THEN HEARD FROM MARGARET CAUFIELD WHO WANTED TO UPDATE AND SHARE WITH THE PLANNING COMMISSION ON A PROMISING 12 ACRE PARCEL OF LAND LOCATED ON TWENTY MILE STREAM ROAD THAT SHOWED REAL PROMISE FOR POSSIBLE FUTURE

DEVELOPMENT FOR HOUSING. SHE ADVISED THE PROPERTY HAD WATER AND SEWER ACCESS TO THE TOWN'S INFRASTRUCTURE. SHE STRONGLY SUGGESTED THE PLANNING COMMISSION AGGRESSIVELY PURSUE ALL AND ANY OPTIONS IN REGARDS TO HOUSING PROJECTS OR THE TOWN MAY LOSE OUR ESSENCE ON BEING A COMMUNITY.

5. THE PLANNING COMMISSION ADDRESSED THE DRAFT OF THE SUBDIVISION REGULATIONS. JASON RASMUSSEN FROM THE MOUNT ASCUTNEY REGIONAL COMMISSION HAD SENT A LETTER TO THE MEMBERS OF THE PLANNING COMMISSION WITH A SUGGESTION OF ADOPTING THE TOWN OF SPRINGFIELD'S SUBDIVISION LANGUAGE AS AN EXAMPLE TO THE DIRECTION OUR PLANNING COMMISSION HAD TAKEN WITH SUBSTANTIALLY SIMPLIFYING THE SUBDIVISION LANGUAGE AND REGULATIONS. JASON HAD ALSO MADE REFERENCE TO A TABLE ASSISTING IN CLARIFYING MINOR VS. MAJOR SUBDIVISION. SHIRLEY CLARK WANTED TO OUTLINE THE IMPORTANCE OF WAIVERS IN THE SUBDIVISION REGULATIONS. THE PLANNING COMMISSION AS A WHOLE APPROVED OF JASON'S RECOMMENDATION AND WERE IN AGREEANCE WITH THE POSITIVE DIRECTION OF THE SUBDIVISION REGULATIONS.

6. NEW BUSINESS: THE PLANNING COMMISSION QUICKLY CITED AND COMMENTED ON THE NEWLY RELEASED ACT 250 INTERIM EXEMPTION MAP TO

ASSIT WITH IDENTIFYING POTENTIAL AREAS WHERE HOUSING MAY BE BUILT TODAY WITHOUT TRIGGERING ACT 250 REVIEW. TIM HAD POSITIVE NEWS IN REGARDS TO BEING AWARDED SUBSTANTIAL FUNDING TO ASSIST WITH CONSTRUCTION OF THE BIKE TRAILS AT FLETCHER FARM AND WAS HOPEFUL MEANINGFUL WORK WOULD BEGIN IN THE SPRING OF 2025.

7. OLD BUSINESS: NONE

8. REVIEW CORRESPONDANCE: NONE

9. ANY BUSINESS FROM PLANNING COMMISSION MEMBERS: NONE

10. BRUCE MCENANEY MADE A MOTION TO CLOSE THE MEETING & MIGUEL SEVILLE SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY AND TIM CALABRESE ENDED THE MEETING AT 7:46 PM.

RESPECTFULLY SUBMITTED,
MIGUEL SEVILLE