

Town of Woodbury Planning Commission

February 17, 2020 Meeting Minutes

Planning Commission Members Present: Thomas "Skip" Lindsay-Chair; Michael Gray, Dave Barnowski

Town Officials: Robert Martin-Zoning Administrator; Lister

Members of the Public: Stephen Murphy; Steve Kirby

The meeting was called to order at 6:02 PM.

Adjustments to the Agenda: None

Public Comment: None

Right-of-Way Request: Steve Kirby

Mr. Kirby presented documents describing a request to construct a twenty-foot-wide right-of-way on his property at 69 Marsh Road lot #2 across lot #1 ending on Marsh Road. The documents included a surveyed plan detailing the location of the proposed right-of-way and other land features.

After reviewing Woodbury's Zoning Ordinance, the Planning Commission gave preliminary approval of the right-of-way construction. Skip will investigate further and report to the Planning Commissioners before issuing a final approval document.

Request for Assistance-Vermont Agency of Transportation

- Email from Craig Keller, PE/Chief of Permitting Services, VT AOT

Skip read an email from Mr. Keller which requested assistance from the Town to ensure requirements stipulated in the following State Statutes are adhered to:

19 V.S.A. Section 1111(k) and 24 V.S.A. Section 4416(b).

- *"(k) Recording of deeds. No deed purporting to subdivide land abutting a state highway or a class 1 town highway can be recorded unless all the abutting lots are so created are in accord with the standards of this section, including but not limited to the requirement to provide a frontage road or roads."*
 - This statute ensures that all lots have access and that a plan for access point(s) was reviewed and approved prior to recording of a subdivision; when the opportunity exists to incorporate appropriate language for reciprocal rights-of-way, shared-access, etc. into the deeds under

which the subdivision will be created. Deferring lot development does not alleviate responsibility to obtain an approved access plan before recording the subdivision.

Section 4416(b), as amended by Section 29 of Act No. 167 of 2014 (effective July 1, 2014).

- *“(b) Whenever a proposed site plan involves access to a State highway, the application for site plan approval shall include a letter of intent from the Agency of Transportation confirming that the Agency has reviewed the proposed site plan and is prepared to issue an access permit under 19 V.S.A. Section 1111, and setting out any conditions that the Agency proposes to attach to the Section 1111 permit.”*
 - This statute ensures that the agency has an opportunity to review and comment on lands that directly access a site highway prior to going through local site plan development approval. A development must either accesses a Town highway and/or a State highway; so, if a parcel is under site plan review and access is to a State highway VTrans should provide a Letter-of-Intent (LOI) to the applicant that can be provided with the site plan submission package.

Skip noted that Mr. Keller requests that any help the Town can offer in reminding permit applicants about these requirements would be greatly appreciated.

A discussion followed focused on compliance assurance. The Town Zoning Administrator will follow-up and aid those persons who may desire to build on property abutting Vermont Route 14.

Town Energy Plan:

- Continue Review and Edits

Skip displayed the “latest version of the Town Energy Plan which included edits based on the document review during the January 20, 2020 meeting.

The commissioners were able complete the document review and found several areas of concern including these sections: Local Food, Hydroelectric, Solar, Wind Power Generation, and Wood Heat.

The “Pathways and Implementation Actions” section was closely reviewed. This section details goals and implementation actions that provide specific pathways for the region and Woodbury to consider in order to effectively support the State of Vermont's goals outlined in the 2016 Comprehensive Energy Plan.

The “Development and Siting of Renewable Energy Resources” section was scrutinized as well. This section identified the following objectives:

- **Objective D-1:** Evaluate generation from existing renewable energy generation including the identification of constraints, resource areas, and existing infrastructure by energy type.
- **Objective D-2:** Evaluate generation from potential renewable energy generation including the identification of constraints, resource areas, and existing infrastructure by energy type.

The Commissioners reviewed the list of known and possible constraints in Woodbury that would preclude the siting of industrial wind, solar, and hydro power generation. This list may be found in Appendix "A" on pages 34-37 of the document.

Appendix "B", pages 38-45, contains municipal resource maps that afford graphical depictions of the locations suitable for siting renewable energy projects along with the known and possible constraints areas.

The Commissioners will continue their edits and plan on having a final draft for the March 16, 2020 meeting.

Here's the document link on the Woodbury Website for the "Draft" Energy Plan:

<https://www.woodburyvt.org/wp-content/uploads/2020/02/02.07.2020-Woodbury-Enhanced-Energy-Plan-Working.pdf>

TOWN PLAN-FUNDING UPDATE:

Skip reported an article in the Town Meeting Warning will ask the voters to approve \$10,000 for assistance in creating the Town Plan. Skip noted he plans to reapply for a municipal planning grant in the third quarter of 2020 as well.

The meeting was adjourned at 8:07 PM.

Next Meeting:

6:00 PM March 16, 2020 in the Community Room at the Woodbury Town Library.

<https://www.woodburyvt.org/wp-content/uploads/2020/02/02.07.2020-Woodbury-Enhanced-Energy-Plan-Working.pdf>