

TOWN OF WOODBURY

PLANNING COMMISSION MEETING MINUTES

DATE: August 16, 2021

Planning Commission Members Present:

Dave Barnowski, Michael Gray, Thomas “Skip” Lindsay-Chair, Jayne Nold-Laurendeau, Michael Sadler

Planning Commission Contractor: Clare Rock-Central Vermont Regional Planning Commission

Members of the Public Present: Diana Peduzzi

Skip called the meeting to order at 6:00 P.M.

Adjustments to the Agenda: None

Public Comment: In response to Diana Peduzzi’s inquiry regarding public meetings, Skip noted that the monthly and at times, bi-monthly Planning Commission meetings, are by statute “public” meetings and warned accordingly. Additional public meetings are scheduled for August 28 and during the town plan approval process in the fourth quarter of 2021. Planning documents are posted on the Town web-site for review as well.

Land Use Maps Review: A review of the three maps produced by the CVRPC and subsequently modified by Michael Sadler ensued. Note that the town plan is required to contain a “Future Land Use Map” and a statement of the existing and proposed land uses in Woodbury. The commissioners considered the results of the community values mapping session held in February 2021 during their discussion along with three conceptual future land use scenarios. Here’s the hyper-link to access the draft Future Land Use Scenarios: <https://www.woodburyvt.org/wp-content/uploads/2021/08/Draft-Future-Land-Use-Scenarios.pdf>

The future land use discussion focused on these key areas:

- Character of the Different Areas
- Protection of Class 3 Wetlands
- Regulated Bodies of Water
- Village Growth
- Village Waste Water Issues
- Shoreline Protection
- Shoreline Growth
- Surface Water Protection
- Forest Blocks
- Future Zoning

The land use discussion ended with the group deciding to use Scenario 3 Land Use Map with additions to the Shoreline Protection and Village Growth features. Michael Sadler volunteered to edit the Scenario 3 Map accordingly.

Town Plan Draft Review/Discussion:

The group reviewed the revised draft of the town plan and commented that seeing the plan as a single document was a sure sign of progress.

A page-by-page review of the document ensued with the commissioners and others weighing in on discreet aspects within the plan. Comments inserted by Clare and Jim S. were accepted.

Additions to the document were noted and agreed upon by the commissioners as well. These included but were not limited to:

- Recognize West Woodbury in the text
- Identify Lakes and Ponds with their known names
- Add Grand List Information in the Housing chapter
- Augment Broadband access text in the Local Economy and Community Development Section

Being a draft document, there are grammatical and spelling errors that will be corrected by the CVRPC in advance of the August 28, 2021 public engagement event. The final draft will be posted on the Town Web Site for review and comments.

Town Plan Implementation Program Review:

Because of the extensive review of the Town Plan and Future Land Use scenarios, discussion on the Implementation Program was limited. The CVRPC will use emailed comments and edits generated by the commissioners to produce a final draft.

A final draft of the document will be available in advance of the August 28, 2021 public engagement event and be posted on the Town Web Site.

August 28, 2021 Community Engagement Planning:

A brief discussion of the event was initiated. Dave B. suggested there be two formal question and answer sessions during the event. All agreed. Additionally, sections of the Town Plan and Implementation Program will be displayed in hopes of eliciting questions and comments from the public. Commissioners will be on hand to answer questions and concerns from the participants. The event will be held at the Woodbury Town Hall from 10:00 AM to 12:30 PM.

A formal event schedule will be published in the Front Porch Forum and on the Woodbury Web Site.

Adjourn: Dave B. introduced a motion to adjourn at 9:07 P.M. Skip seconded the motion, and it was approved unanimously.