

Planning Commission Public Hearing  
DRAFT 2019 Town Plan  
Friday, May 10, 2019 - 6 PM  
Town Office

In Attendance:

**Planning Commission**

Judy Wood, Chair  
Bill Cavanaugh  
Rachel Grigorian

**Public**

Norm Arsenault  
Jim Dague  
Marilyn Doughrity  
Sean Doughrity  
Mary Falcon  
Bruce Hyde

6:00pm Chair called meeting to order

Chair stated purpose of hearing: to accept and record public comments on 2019 town plan draft, and answer questions; to hear suggestions but not necessarily to decide on them or to resolve disagreements.

Chair also explained that after hearing PC will amend draft as deemed necessary in response to comments and will then submit draft to SB.

All sections were addressed in their order of appearance in draft.

**Introduction** - no comments.

**I. Demographics**

Bruce Hyde questioned goals encouraging growth, pointing out that town growth could exceed the Town's ability to provide services.

Judy pointed out that Goal 2 addresses this concern: "Encourage growth but not to an extent that would exceed the town's ability to provide services."

Bruce also asked about whether it is in the SB purview to pursue collaboration with business owners and/or property owners in efforts to revitalize our Designated Village Centers.

Jim said he thought such *would be* a legitimate SB endeavor.

Jim suggested appointing a representative to TRORC board.

**II. Economic Conditions** - no comments.

**III. Physical Conditions and Natural Resources**

Norm objected to Policy 10 banning glyphosate herbicide. Judy explained the ban was strictly for its use in Town maintenance projects. Judy also explained that, pursuant to

another person's emailed comment, the wording of that policy was to be changed to a broader ban on any persistent and harmful chemicals by the Town.

#### **IV. Transportation**

Bruce had a question about sight-distance standards to be used in road and driveway siting as addressed in access management portion of this section. Jim responded and explained particulars.

Norm, referencing his earlier emailed comments, expressed approval of Policy 5 which states that "the Town shall, as an alternative to complete discontinuance of a highway, give full consideration to preserving Class 4 Highways (roads) for recreational use by downgrading their status to a legal trail and thus retaining the public's interest in them."

Bruce questioned Policy 3 regarding the requirement of public input before "substantially changing" the maintenance level of the road.

Jim suggested SB review existing town policies; Norm referenced his previously submitted comment about the need for a revised Highway Ordinance. Judy pointed out that this need is addressed in Recommendation 2.

#### **V. Utilities Facilities and Services**

Bruce pointed out that the calcium chloride tank is no longer located at the Town Garage, and draft should be corrected. He also pointed out that the draft should add reference to certain aspects of cemetery maintenance that the town pays for.

Jim pointed out that there are quite a few additional (non-active) cemeteries in town and that the draft reference to 3 cemeteries should specify them as "currently maintained cemeteries."

In response to questions about child care goals, policies, recommendations, Judy explained that addressing child care need is a new state requirement and that TRORC supplied the required language regarding, e.g., "childcare workforce development."

#### **VI. Energy**

Bruce questioned the assertion that 5 commercial businesses use 1/4 of the power consumed in the town. Though this info was from GMP, there were additional questions about the GMP figures.

Bruce questioned language prohibiting wind power, and was wondering if the town had the power to do that. He also asked about the prohibition of power lines above 1800ft. Judy explained that much of this policy section was derived from the Town of Whiting's commercial energy ordinance and Lincoln's Town Plan. Though she sought to adapt the elevation figure to Granville, the 1800ft figure may not be appropriate.

Norm commented that we prohibited above ground power lines for scenic reasons.

Rachel pointed out that ridge lines receive more extreme wind and may impact power outages.

Bruce also questioned the requirement that ground mounted solar arrays larger than 150kW be “broken into segments more amenable to screening measures.”

Bruce suggested upping the kW figure for defining commercial solar arrays.

The PC will consider amending the “good neighbor policy” to only apply to commercial projects.

Bruce asked for clarification on solar screening requirements. Judy explained that these are based on the Whiting ordinance.

Bruce suggested that screening requirements are too restrictive.

Mary commented that the restrictions on commercial energy projects should be much more general, and Bruce agreed.

### **VII. Significant Cultural, Historic, and Scenic resources**

Bruce asked about whether is possible to require people to use New England Historic architecture. PC clarified that it is just a suggestion, as in Recommendation 2, “...*encouraging* developers to incorporate design features comparable to New England historic style architecture.”

### **VIII. Housing**

Bruce pointed out that out of state home owners are not taxed at a higher rate. Judy suggested removing that statement, and the next sentence referring to absentee home owners - both in the 3<sup>rd</sup> paragraph of housing section.

### **IX. Flood Resilience and Hazard Mitigation** - no comments.

### **X. Land Use**

Bruce pointed out that the property conserved with easements remains on tax rolls but at a very reduced rate.

Bruce questioned how we can have a subdivision bylaw without zoning. Judy explained at length, reading from several official sources including the regional PC Land Use Primer.

Norm wants to know who’s property would be involved, and objects to his property being subjected to subdivision bylaws.

We acknowledged that specific identification of Granville’s 5 (in addition to the National Forest) high priority forest blocks has yet to be achieved; we are still working on that. But Judy did clarify that the recommended subdivision bylaw would apply broadly to Granville’s designated Rural Areas.

Norm commented that given how much of Granville is Green Mountain National Forest, state land, and in conservation easements, he thinks Granville should not have to address Act 171 requirements and does not need to have subdivision bylaws.

Bruce would like clarification of what constitutes a small business in the context of the TP.

Judy clarified that certain language in this section is coming from the previous plan and was unable to further explain certain criteria.

**XI. Regional Context** - no comments.

**XII. Implementation**

Bruce pointed out that the town already has a capital budget. Judy clarified that Jim Dauge informed her that we do not have a capital budget *committee*.

Norm is in support of the capital budget committee because it allows the town to plan further in advance for large expenses and grants.

All sections covered. Chair asked if there were any other comments. As there were none, Judy made motion to adjourn, Rachel seconded, all in favor.

Meeting adjourned at 7:52pm.