

# DRAFT

## TRORC Board Meeting

Thompson Senior Center, Woodstock, Vermont

September 25, 2019 – Board Meeting Minutes

### Attendance:

Name	Town	9/25/19	8/21/19	6/27/19	5/22/19	4/24/19	3/27/19
Jerry Fredrickson	Barnard	X	X	X	X	X	X
Paul Vallee	Bethel	X					
Nancy Jones	Bradford	X		X	X	X	X
Marcey Carver	Bradford (Alt)	X			X		
Vacant	Braintree						
Lynne Bertram	Bridgewater				X		
Gwynn Zakov	Brookfield	X	X				
Jon Binhammer	Brookfield (Alt.)			X	X	X	X
Carl Pepperman	Chelsea	X	X	X		X	X
Kent Gilman	Chelsea (Alt.)	X					
Tim O'Dell	Corinth	X	X	X	X	X	X
Peter Berger	Fairlee		X	X	X	X	
Mark Belisle	Granville		X				X
Monica Collins	Hancock			X	X	X	
Lori Hirshfield	Hartford	X		X	X	X	X
Bruce Riddle	Hartford (Alt)	X	X	X	X	X	X
Charles Jeffries	Hartland		X			X	X
Frank Tegethoff	Newbury	X	X	X		X	X
Rod Francis	Norwich	X	X		X		
Sarah Gallagher	Pittsfield	X					
Anne Brown	Plymouth	X	X	X	X	X	X
Bill Emmons	Pomfret	X	X	X		X	X
Phil Dechert	Pomfret (Alt)	X			X	X	X
Ramsey Papp	Randolph	X		X		X	X
Gary Dir	Randolph (Alt)	X	X	X	X		
Anni Mackay	Rochester			X			
Doon Hinderyckx	Rochester (Alt)			X			
David Brandau	Royalton	X	X	X			X
Bushrod Powers	Royalton (Alt)		X	X	X	X	X
Peter Anderson	Sharon		X		X	X	X
Bill Edgerton	Stockbridge		X			X	
John Echeverria	Strafford	X		X	X	X	X
Stuart Rogers	Thetford		X	X	X	X	X
Jim Masland	Thetford (Alt)		X	X			
Jim Bulger	Topsham						
Michael Sacca	Tunbridge			X	X	X	X
Kevin Rose	Tunbridge (Alt)		X	X		X	X
Bill Baylis	Vershire			X			
Nancy Malmquist	W. Fairlee	X	X		X		X
Don Bourdon	Woodstock	X	X			X	
Steve Schneider	At-Large	X	X	X	X	X	X
Jennifer Colby	At-Large			X		X	
Ken Alton	At-Large	X	X		X	X	X
Vacant - Conservation	At-Large						
Beth Long	At-Large	X	X	X			
Meg Emmons	At-Large	X		X			

Gerald Fredrickson, Chair ~ Peter G. Gregory, AICP, Executive Director  
128 King Farm Rd. Woodstock, VT 05091 ~ 802-457-3188 ~ [trorc.org](http://trorc.org)

Barnard ~ Bethel ~ Bradford ~ Braintree ~ Bridgewater ~ Brookfield ~ Chelsea ~ Corinth ~ Fairlee ~ Granville ~ Hancock ~ Hartford ~ Hartland  
Newbury ~ Norwich ~ Pittsfield ~ Plymouth ~ Pomfret ~ Randolph ~ Rochester ~ Royalton ~ Sharon ~ Stockbridge ~ Strafford ~ Thetford  
Topsham ~ Tunbridge ~ Vershire ~ West Fairlee ~ Woodstock

**Staff:** Pete Fellows, Kevin Geiger, Dee Gish, Peter Gregory, Tory Littlefield, Jess Richter, Sarah Wraight.

**Guests:** Adolfo Bailon, Randolph; Bob Haynes, GMEDC; Matt Darling & Jacqui Lakritz, New England Retail Properties; Brannon & Leslie Godfrey, Hartford.

**1. Call to Order, Introductions, and Public Comments:**

Chair Jerry Fredrickson convened the Board Meeting at 6:30 p.m. A quorum was declared after roll call. There were no public comments.

**2. Public Hearing – Town Plan Approval for Randolph:**

Jess Richter from TRORC reviewed some of the comments of the Randolph Town Plan Review, and emphasized this Town Plan was a significant update, that all recommendations to the town on compliance with statutes were made, and that TRORC staff recommended approval. Gary Dir of Randolph noted that the Town of Randolph worked hard and the Planning Commission should be congratulated. There is more work to be done, including updates around energy. Chairman Fredrickson closed the hearing.

**3. Public Hearing – Confirmation Action per 24 VSA §4350 for Randolph:**

There were no public comments.

**4. Public Hearing – TRORC Regional Plan:**

Marcey Carver from Bradford distributed Town comments and map changes to attendees. She voiced concern about the draft having less of the Lower Plain area of Bradford not being as suitable for retail than Bradford would like. Tory Littlefield reviewed comments received from the Vermont Department of Housing and Community Development. This was a six-page memo, mostly of clarifications. Tory distributed a memo of substantive policy clarifications in response to these. A copy of the entire DHCD memo is available. Lori Hirshfield of Hartford also distributed a handout, that was previously distributed at the last meeting. Lori, Brannon Godfrey and Adolfo Bailon opined that Commissioners should take more time to review and consider the Regional Plan. Chair Fredrickson closed the public hearing.

**5. Randolph Town Plan approval:**

A motion was made by Lori Hirshfield and seconded by Frank Tegethoff to approve the Randolph Town Plan. Unanimously approved.

**6. Confirmation of Planning Efforts for Randolph:**

A motion was made by Frank Tegethoff and seconded by Bill Emmons to confirm the planning efforts of Randolph. Unanimously approved.

**7. Approval of August 21, 2019 TRORC Board Minutes:**

A motion was made by Bill Emmons and seconded by Anne Brown to approve the August 21, 2019 minutes. Approved unanimously.

**8. Acceptance of August, 2019 Financial Report:**

A motion was made by Nancy Jones and seconded by Bill Emmons to accept the August, 2019 Financial Report. Peter Gregory reported that the A/R was down dramatically and income coming in as expected. The FY19 single audit is currently being reviewed and will be discussed at the October Executive Committee meeting and October full Board meeting. The August, 2109 Financial Report was accepted unanimously.

**9. Setting the TRORC Regional Plan adoption vote:**

A motion was made by Bill Emmons and seconded by David Brandau to set a vote on the Regional Plan adoption at the Board meeting on October 30, 2019. Peter Gregory noted that Bradford's requested changes are substantive and do require another hearing. Staff had attended a meeting in Bradford, and in response, TRORC staff recommended to extend the Lower Plain Land Use Area 500 feet on the east side of Route 5 to match the sewer line, acknowledging the Town's infrastructure investment. If the Board accepts these changes, another public hearing would be required. Marcey Carver voiced concern that the Town Center Area should be extended further, as the Town would like. A question was raised as to how the TRORC draws boundaries. Peter noted that a town's recommendation is a major consideration, in conjunction with state laws. John Echeverria noted that the Regional Plan is updated every 2-3 years, so there is opportunity to revisit issues. Lori Hirshfield questioned the criteria of "substantial regional impact" and took issue with the proposed 2 acre density in all Rural Areas as some in Hartford can have greater density. Marcey did not want the 2 acre provision to make it so that 1 acre lots could not be built on. Adolfo Bailon questioned language in the Regional Plan, wondering what the criteria would be for "erosion of cultural, social, and economic values." Kevin Geiger noted that when language such as that in the draft Regional Plan was not listed as a policy, then staff did not intend those words as a policy. Kevin also clarified in response to Lori that the 2 acre density in Rural Areas has an exception for areas along paved roads, and that the 5-unit restriction is per building, not per development. Kevin stated that these residential density policies only apply for larger residential projects under Act 250. Beth Long expressed concerns that the Plan could invalidate local zoning. Kevin noted that the Regional Plan never invalidates town zoning, and that the draft Plan actually speaks to that point. In addition, Kevin noted that TRORC does not get involved with the permitting for a house on one-acre parcels and the Plan primarily has effect in Act 250. Most subdivisions do not involve Act 250.

In addition to the staff recommended changes to the Bradford land use areas, staff recommends the Board adopts the changes suggested by staff to the Department of Housing and Community Development memo. Pete Fellows distributed staff responses to the Hartford comments, focusing on the Regional Growth Area in Hartford. Staff suggested that the Board consider three suggestions that Hartford made regarding the Regional Growth Area: policies 2, 7, and 8. Peter Gregory instructed that if the Board agrees with the staff recommendations, then another public hearing will occur, with a

new certified mailing to Selectboards. The question was called. The motion to move the Regional Plan forward for a vote on October 30 was defeated.

A motion to accept staff recommended changes and hold a public hearing on the TRORC Regional Plan on October 30 was made by Don Bourdon and seconded by Frank Tegethoff. Peter Gregory noted that if this motion is approved, there would be no additional substantial changes besides those discussed would be warned for the October 30 hearing. The motion to hold a public hearing on the Regional Plan with the changes was approved.

**10. TRORC Brownfields program discussion:**

Kevin Geiger gave an overview of the TRORC Brownfields grant program and noted that the current Brownfields program ends September 30, with a new grant beginning October 1. The slides from Kevin's presentation will be distributed with the meeting minutes.

**11. Staff/Commissioner Updates:**

Due to time constraints, staff and Commissioner updates were not given.

**Adjourn:**

Phil Dechert made a motion to adjourn at 8:30 pm.

Minutes prepared by Dee Gish 10/2/19