

**TRORC Board Meeting  
December 14, 2022 – Board Meeting Minutes**

**Attendance:**

Name	Town	9/28/22	12/14/22							
Jerry Fredrickson	Barnard	X	X							
Steve Cota	Barnard (Alt)									
Paul Vallee	Bethel	X								
Nancy Jones	Bradford	X	X							
Marcey Carver	Bradford (Alt)	X	X							
Marlys Eddy	Braintree									
Chris Southworth	Bridgewater									
Gwynn Zakov	Brookfield		X							
Jon Binhammer	Brookfield (Alt.)									
Carl Pepperman	Chelsea	X								
Tim O'Dell	Corinth									
Peter Berger	Fairlee	X								
Mark Belisle	Granville		X							
Monica Collins	Hancock	X								
Lori Hirshfield	Hartford	X								
Bruce Riddle	Hartford (Alt)	X								
Charles Jeffries	Hartland	X	X							
David Ormiston	Hartland									
Frank Tegethoff	Newbury									
Larry Scott	Newbury (Alt.)									
Jeff Lubell	Norwich									
Jaci Allen	Norwich (Alt.)		X							
Sarah Gallagher	Pittsfield	X	X							
Anne Brown	Plymouth	X	X							
Jim Allen	Plymouth (Alt.)									
Bill Emmons	Pomfret		X							
Phil Dechert	Pomfret (Alt)		X							
Chris Sargent	Randolph		X							
Gary Dir	Randolph (Alt)		X							
Anni Mackay	Rochester		X							
Doon Hinderyckx	Rochester (Alt)		X							
David Brandau	Royalton	X								
Bushrod Powers	Royalton (Alt)		X							
Ira Clark	Sharon		X							

Sue Sellew	Sharon (Alt.)									
Bill Edgerton	Stockbridge									
John Echeverria	Strafford	X								
Angela McCanna	Thetford		X							
Jim Masland	Thetford (Alt)									
Jim Clark	Topsham									
Michael Sacca	Tunbridge									
Kevin Rose	Tunbridge (Alt)									
Vacant	Vershire									
Nancy Malmquist	W. Fairlee		X							
Don Bourdon	Woodstock	X								
Brad Prescott	Woodstock (Alt)	X	X							
Meghan Butts	At-Large	X								
Jennifer Colby	At-Large	X	X							
Ken Alton	At-Large		X							
Dan Rudell	At-Large									
Andrew Winter	At-Large									
Meg Emmons	At-Large		X							

**Staff:** Kevin Geiger, Meghan Asbury, Pete Fellows, Kyle Katz, Lori Kay, Connor Rigney, Sydney Steinle, Sarah Wraight

**Guests:** Jonah Richard, Village Ventures; Gene Kraus, Bethel Selectboard Member

**1. Call to Order, Approval of the Agenda, Roll Call, and Public Comment:**

The meeting opened at 6:32 p.m. A quorum after roll call was declared. No changes to the agenda were made. There were no comments from the public.

**2. Approval of TRORC Board Minutes from September 28, 2022**

On a motion made by Commissioner Bill Emmons and seconded by Commissioner Jones, the September meeting minutes were approved.

**3. Acceptance of the Unaudited TRORC Financial Reports for September, October and November 2022**

A motion was made by Commissioner Jones, and seconded by Commissioner Brown, to approve the unaudited Financial Reports of September, October and November 2022.

Commissioner Fredrickson stated that the monthly Financial Reports are reviewed by the Executive Committee and noted that TRORC's expenses are under control and the income to date is above

expectations. The balance sheet is strong, and with the stock market doing better right now, TRORC's investments are fine.

#### **4. Adopt revised TRORC Procurement Procedures**

Kevin Geiger provided a brief overview of the minor changes that had been made to TRORC's Procurement Procedures document, sharing that the majority of the changes were to update the Code of Federal Regulation (CFR) numbers that are referenced throughout the document.

On a motion from Commissioner Gallagher, and a second from Commissioner Bill Emmons, the revised document was adopted.

#### **5. Presentation – Jonah Richard, Village Ventures**

Richard spoke on his experiences developing a small-scale property as a nine-unit apartment and retail space on Main Street in Fairlee. The property is currently under construction and slated for completion in February 2023. He noted that Fairlee's Zoning Bylaws recognized the need for dense housing which allowed Village Ventures to receive zoning approval in three months and with two public hearings.

Richard noted several opportunities for small-scale development within the local area that are not of interest to larger developers. Those opportunities include empty lots, buildings that are on oversized lots, and run-down buildings that can be recycled for its building materials and then built anew.

He also stated that small-scale development companies, like his own, would benefit from being part of a network of small-scale developers which would provide more educational opportunities. Currently, most grant funding is designated for large-scale developments. Small-scale developments would benefit from grant funding as well. Richard noted that revisions of Town Zoning Bylaws would allow for more housing in the same amount of land.

Richard shared several factors that have led to the success of his Fairlee property development. They included having a good partnership with the Town of Fairlee; obtaining letters of support from Town officials and members of the community; and finding that other Town Boards, like the Development Review Board, also supported the development. He also noted that the Town of Fairlee revised its Zoning Bylaws which allowed for the development of the property.

#### **6. Adopt TRORC Diversity, Equity and Inclusion Resolution**

Following a motion by Commissioner Brown, which was seconded by Commissioner Gallagher, TRORC's resolution on Diversity, Equity and Inclusion (DEI) was adopted. Sarah Wraight spoke on the creation of TRORC's DEI Resolution, noting that it is similar to those held by other Vermont Regional Planning Commissions and the Vermont League of Cities and Towns. The DEI Resolution will be used to support TRORC as it seeks to diversify its board makeup, assist Towns that are interested in diversifying their Boards and Commissions, conduct community outreach for project work, and build partnerships with local organizations that serve underrepresented community members. TRORC will send this information to each of the Towns along with a copy of the DEI Resolution.

## 7. Staff/Commissioner Updates

Act 250 – TRORC is close to completing its work responding to the Act 250 projects in Hartland and Randolph. The State is continuing its work addressing Housing issues.

House bill 518 is now law. TRORC has received its grant agreement that will allow it to assist Towns on modifying municipal buildings to be more energy efficient. The State is currently developing guidance on how Towns can apply for funding. TRORC will share that information when it becomes available.

Intermunicipal Regional Energy Coordinator (IREC) – TRORC is interviewing for a replacement for Geoff Martin. Kevin Geiger and Kyle Katz are providing stop-gap coverage for the IREC Towns for the short term.

TRORC is continuing its relationship with Dartmouth College and the Dartmouth Center for Social Impact (DCSI). DCSI funded a TRORC intern this fall who worked on issues around Housing. DCSI also set up a connection with the Social Impact Practicum this fall where a group of students in a communications class were tasked with development of communication ideas for TRORC. In the upcoming winter term, another class, Quantitative Political Analysis, will be looking at public perception around affordable housing issues for TRORC.

Commissioner Dir stated that Randolph and four other area towns are seeking an Energy Coordinator.

Commissioner Fredrickson noted that the terms of the current Executive Committee members are coming to an end in June 2023. Any Commissioners who are interested in serving on the Executive Committee should contact Peter Gregory.

The next Board meeting will be on Wednesday, January 25, 2023.

The meeting adjourned at 7:23 p.m.

Meeting Minutes prepared by:  
Lori Kay, Finance Manager, December 16, 2022