

Town Office & Remote Electronic – Regular Meeting Minutes

Wednesday, May 17, 2023

7:00 P.M.

Commission Members Present: Jon McCann (Chair), Jim Seward (Vice Chair), Brigid Sullivan, Andrew Seward, Andrew Schulz (via Zoom)

Also present: Faith Tempest (Clerk)

1. Chair called the meeting to order at 7:02 pm
2. Changes to agenda: None
3. Approval of minutes
 - a. The minutes of the special meeting held on May 3rd, 2023 and the regular meeting held on April 19th, 2023 were approved unanimously.
4. Reports & Announcements
 - a. Welcome New Administrative Officer Faith Tempest
 - i. Chair welcomed Faith Tempest. In remarks Faith noted that her initial focus will be on ensuring town residents are aware of BCR requirements and she will follow up where needed to ensure that Listers have adequate information. Commissioner Sullivan suggested publicizing in the Chit Chat. Faith noted she will do this periodically.
 - b. Planning Commission Chair
 - i. Chair noted that the Select Board voted on May 9th to approve the Flood Hazard Area and River Corridor Bylaw.
 - ii. Chair noted the community workshop to be held on May 24th to discuss planning issues raised in the community survey as part of the Municipal Planning Grant.
 - iii. Chair noted that the State has confirmed that Belmont village is in the State Historic Register.
5. Correspondence
 - a. Subdivision proposals: None.
 - b. Building Construction Registrations:
 - i. Longobordo 143 Sawyer Hill Road. Raising exterior wall to increase useable space.
 - ii. Graham 2706 Rte 103 South. Metal car port

- iii. Curtis/ Curtis-Murphy 4041 Rte 155. Finish attic, adding skylights to primary bedroom.
 - c. Wastewater system and potable water supply permits: Chair asked AO to ensure that wastewater permits are shared by the Town Clerk with the Planning Commission.
 - d. Email / Other:
 - i. The new owner of Belmont General Store emailed the Chair asking for information on tax credits and other grants. Chair responded that there are credits available based on the Village center historic designation, but that the designation will expire unless the town plan is approved in 2024.
 - ii. Chair received an email from the Conservation Commission offering to help with the town plan. Chair noted that given the advanced stage of the plan the main role may be to review the draft. Commissioner Sullivan suggested they advise on how best to protect scenic roads and trees (for protection of views); Commissioner Andrew Seward proposed they provide information on the Ash tree inventory which may facilitate grants to address the issue; Commissioner Schulz suggested information on Star Lake. Chair will communicate with them, impressing on them the need for a quick response.
6. New Business: None
7. Unfinished Business
- a. Research Station Road Bridge status and Star Lake Recreation Area rules:(Andrew Seward):
 - i. Commissioner Andrew Seward was not able to find any additional information about the Station Road Bridge closure. Chair will consult with Ethan Pepin (Regional transportation planner).
 - ii. Regarding Star Lake Commissioner Andrew Seward has so far been unable to find information related to Star Lake Recreation Area rules, (which state that the recreation area is only for Town residents). Chair encouraged further discussion with the Town Clerk and looking in the Town Proceedings; Commissioner Jim Seward suggested speaking to David Johnson. Chair noted the associated issue of whether there could be reciprocal arrangements with other towns' resident only facilities.
 - b. Town Plan
 - i. Utilities and Facilities: Chair spoke to VELCO about additional uses for the radio tower on Okemo, e.g. as a dispatch back up site and also whether VELCO allows or prohibits the use of right of ways for recreation. No clear response as yet.

- ii. Commissioner Sullivan noted that the points regarding battery back up for broadband don't make clear whose responsibility this is. Chair noted that this is a suggestion, and the Town should encourage it for reasons of public safety, but ultimately it is a resident's responsibility. Chair agreed to revise the text.
 - iii. Government: Chair noted that this section needs more work.
 - iv. Emergency Management: Chair has sent to Jeff Chase (EMD) this section for review.
 - v. Other potential inputs could be provided by Green Mountain Neighbors (Chair has shared draft); Commissioner Sullivan noted that the Museum may have additional information (Chair will ask Stephen Michel); Commissioner Andrew Seward noted the Conservation Commission may have ideas on bicycle and pedestrian trails.
 - vi. Commissioner Andrew Seward noted that a wastewater system is proposed, but there is no information on funding, including running costs. He also noted that there is no suggestion on funding for the Mechanicsville Aqueduct. The Chair noted that there are many possible models to fund such systems but those decisions are yet to be made.
 - vii. Preservation: Commissioner Andrew Seward asked about the purpose of listing scenic areas - is it to protect views? Chair confirmed that it is, but particularly in the context of Act 250. Commissioner Sullivan noted that there could be more detail on specific actions e.g. plant screening etc.
 - viii. Historic areas: Chair noted a long list, but with little information and no proposed action. Commissioner Sullivan suggested that the Museum may be able to contribute on this. Chair noted that it is important to include historical sites not only to protect them if there's an Act 250 proposal, but also to facilitate access to preservation grants.
8. Public Comments: None
9. Upcoming meetings
- a. Special meeting: 7th June 7:00pm (1st Wednesday)
 - b. Regular meeting: 21st June at 7:00 pm (3rd Wednesday)
10. Meeting adjourned at 8:39 pm.

For the Commission,

Faith Tempest, Planning Commission Clerk

In draft form until approved on June 21st, 2023