

## **CANAAN PLANNING COMMISSION**

### **PUBLIC HEARING ON TOWN PLAN**

**November 9<sup>th</sup>, 2016**

Board Members present: Jack Provencher, Chairwoman Morgan Wade, Bob Lee Zoning Administrator and Odette Crawford, Clerk and Irene Nagle Senior Planner from NVDA. (Board Members absent: Beth Cruz, Leo Cloutier and Robb Baum).

Public: Selectman Greg Noyes, Georgiana Carr, Sue Gosselin and Diana Rancourt.

Morgan began the meeting at 7 PM by giving an overview of our work in updating the Canaan Town Plan. The Planning Commission had obtained a grant and chosen Irene Nagle to assist us with the task.

On October 19<sup>th</sup>, Morgan and Odette met with Selectman Greg to complete the Housing Study Municipal Survey that was sent to us from the VT Agency of Commerce and Community Development. In preparation for that meeting Greg had reviewed the proposed Town Plan. He made a few corrections and those were passed on to Irene, who said that those corrections had not yet been made to the plan but that they would be, and were of a nature that didn't require a new notification process to this meeting.

The proposed Town Plan includes a new section on Energy and Irene explained that the Act 174 Energy Standards weren't developed when we wrote up that section of the Town Plan. There is mention of Solar panel screening that will be added to our Energy section. Irene said that municipal workers, zoning and planning board members will be able to get the mandatory training on the Act 174 standards, and that training will begin in December of 2016.

Irene told the group that there was the possibility of USDA grants being available for engineering assistance to develop strategic plans to utilize existing communications infrastructure and to identify additional locations to bring cell phone and internet coverage to underserved areas of Town. It was agreed to add this wording to the Facilities and Services goals and action steps.

The state has changed the requirement for Town Plans to be reviewed every 5 years, to being reviewed every 8 years with possibly one or two performance reviews during that time period.

Odette mentioned that surveyor Dana Masson had come to an earlier work meeting and suggested that certain outlying areas of town, off of seasonal town roads, would be good possibilities for allowing smaller than 10 acres lots as is now required in the Rural Lands Districts. He feels that smaller lots would encourage second home buildings / camps and would generate additional tax revenue to the Town. As a result of Dana's suggestion, the Planning Commission has added that idea as one that needs to be studied further when a review of the Zoning Bylaws takes place next year.

There was no further discussion and because the Planning Commission did not have a quorum, Morgan called Robb Baum to participate in the vote. Morgan made a motion to adopt the proposed plan with revision on page 67 Facilities and Services, Jack seconded the motion and it was approved unanimously.

The Commission thanked all those who came. The meeting adjourned at 8:15 PM.

Respectfully submitted,

Odette Crawford