

**Southern Windsor County  
Regional Planning Commission**

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Minutes of Tuesday, October 20, 2015  
Martin Memorial Hall, Ascutney, VT

**Commissioners Present:** Tom Bock (Chair), Chester; Peter Daniels, Weathersfield; Carol Lighthall (Vice Chair), Baltimore; Joe Wilson (Secretary/Treasurer), Springfield; Etienne Ting, Cavendish; Joe Fromberger, Andover; Walter Martone (Alt.), Springfield; Norm Vanasse, Ludlow; Logan Nicoll (Alt.), Ludlow; Hal Pyke, West Windsor; Tom Kenyon (Alt.), West Windsor.

**Staff Present:** Tom Kennedy, Jason Rasmussen, Dan Potter, Cynthia Porter, Katharine Otto.

Tom Bock opened the meeting at 12:25 PM.

1. Secretary's Report
  - a. *Hal Pyke made a motion to approve both the July 28, 2015 and September 22, 2015 Secretary's Reports. Second by Joe Wilson. Motion passed.*
2. Treasurer's Report
  - a. *Joe Fromberger made a motion to accept both the July 2015 and September 2015 Treasurer's Reports. Second by Carol Lighthall. Motion passed.*
3. Brownfields
  - a. Approve language regarding the write off of interest charges to 100 River Street:
    - i. The SWCRPC Board voted to approve a loan amendment with 100 River Street on February 24, 2015. A new motion is needed at this meeting to correct for the February 24, 2015 meeting minutes which inadvertently did not include the Board's intent at that time to waive certain penalties and late fees.
    - ii. Dan Potter discussed the details of this issue which are summarized in his memorandum included in the October 20, 2015 agenda packet.
    - iii. *Joe Fromberger made a motion to ratify past actions of the SWCRPC Board and to approve the 100 River Street loan details as specified in Dan Potter's memorandum to the Board dated October 14, 2015, which includes waiving late fees and penalties of \$49,506.82. Second by Carol Lighthall. Motion passes.*
  - b. Discussion of Brownfield Economic Revitalization Alliance (BERA) Program:
    - i. Tom Kennedy and Dan Potter discussed the ongoing BERA project for the J & L 1 site in Springfield.
    - ii. This program takes only three projects in a year. The purpose is to convene all relevant stakeholders to troubleshoot issues and streamline cleanup efforts at selected Brownfield sites.
    - iii. There are no funds specific for this program, but BERA projects are prioritized for funding through existing programs.

#### 4. Project Updates

##### a. Home Buy-Out Program

- i. Dan Potter discussed the ongoing efforts to buy-out repeat flood-damaged homes.
- ii. FEMA funds cover 75% of the costs and the remaining 25% are funded through the CDBG-DR program.
- iii. The SWCRPC is working on 2 projects in Windsor, 1 project in West Windsor, and 3 projects in Ludlow. Chester also has 2-3 projects that are being managed by the Town.
- iv. It is an onerous process and takes many years.
- v. Under this program, buildings are demolished and the sites must be used as municipal open space.

##### b. FY 2016 Vermont Clean Water Work Program

- i. Jason Rasmussen reported that we just received a contract through CCRPC for \$18,500 to assist ANR with coordination and outreach regarding the Clean Water Act (Act 64).
- ii. Act 64 was passed by the Legislature this past year in order to address EPA issues and improve water quality in Lake Champlain and the other waters of the State. Implications for towns include changes to road and bridge standards, general permit for road maintenance, and possible wastewater facility improvements. There are other implications of Act 64 such as stormwater permitting for developments and new rules for agricultural practices.
- iii. Tasks under this new contract include municipal education efforts, review of municipal bylaws, river corridor mapping, and assistance with tactical basin planning.

#### 5. Update on Act 250 and Section 248 Applications

##### a. Ranger Solar in Ludlow:

- i. Tom Kennedy indicated that we received the 45-day notice. We anticipate receiving the full petition packet sometime later in the autumn. It is helpful to seek intervenor status in order to participate in the proceedings.
- ii. *Joe Fromberger made a motion to authorize staff to seek intervenor status for the Ranger Solar Project in Ludlow. Second by Etienne Ting. Motion passed.*

##### b. Windsor Industrial Park:

- i. Tom Kennedy reported that a current application seeks to build a new facility to make preserves. In general, staff support this project. However, considering the overall parking demand of the entire industrial park, more information is needed to make sure that there is adequate parking and that pedestrian access and safety is adequately provided for.

The Board agreed that it makes sense to ensure adequate parking is being provided and that staff should try to work it out with the applicant.

6. Miscellaneous

- a. Please hold the date of December 3<sup>rd</sup> for the Holiday party at 5:30 PM at Free Range in Chester.
  - b. Katharine Otto provided a brief overview and benefits of LIDAR. The Vermont Center for Geographic Information is seeking grant funds to complete LIDAR mapping, including in Windsor County. Tom Kennedy indicated that contributions from RPCs to help with the local match requirements are requested to help make this project happen, if awarded. The Board agreed to provide a match contribution of \$3,000 toward this LIDAR mapping effort.
7. *Joe Fromberger made a motion to adjourn the meeting. Second by Tom Kenyon. Motion passed. The meeting was adjourned at approximately 1:45 PM.*