

**Southern Windsor County
Regional Planning Commission**

Minutes of Monday, February 11, 2019
Martin Memorial Hall, Ascutney, VT

Commissioners Present: Joe Wilson, Springfield; Tom Marsh, Windsor; Kathy Rondeau, Reading; Peter Daniels, Weathersfield; Tom Bock, Chester; Etienne Ting, Cavendish; Tom Kenyon, West Windsor.

Staff Present: Tom Kennedy, Jason Rasmussen, Cynthia Porter, Chris Titus, Otis Munroe

Others Present: Alan Isaacson, Ludlow

Public Hearing

Joe Wilson opened the public hearing at 12:00 PM to receive input on the Town and Village of Ludlow's request for a certification that its plan complies with the energy planning requirements set forth in set forth in 24 V.S.A. §4352. Jason Rasmussen indicated that the hearing was originally scheduled for January 21, 2019, but it was rescheduled due to inclement weather. Alan Isaacson from Ludlow's Planning Commission was in attendance and provided some background on their plan. There were no members of the public in attendance. No testimony was received at or before this hearing. The hearing was closed at 12:10 PM.

Regular Meeting

Joe Wilson opened the meeting at 12:10 PM.

1. Changes to the Agenda
 - a. Legislative updates were added to the agenda.
2. Ludlow Determination of Energy Compliance
 - a. Jason Rasmussen and Peter Daniels reported for the Town Plan Review Committee, who met today at 11 AM. The committee found that the Ludlow plan met all of the requirements in the checklist for energy planning standards for municipal plans. The Committee recommends issuing an energy compliance determination and certificate of energy compliance.
 - b. *Peter Daniels made a motion to determine that Ludlow's Municipal Plan meets the enhanced energy planning standards under 24 V.S.A. §4352, and to authorize the Chair to sign a Determination of Energy Planning Compliance and Certificate of Energy Compliance. Second by Tom Kenyon. Motion passed.*
3. Secretary's Report
 - a. *Peter Daniels made a motion to approve the minutes of the November 19, 2018 meeting. Second by Kathy Rondeau. Motion passed.*
4. Treasurer's Report
 - a. *Peter Daniels made a motion to accept the December 2018 Treasurer's Report. Second by Etienne Ting. Motion passed.*

5. Clean Water Legislative Update
 - a. Tom Kennedy indicated that there is currently a discussion in the Legislature about making clean water funding available for each basin, and that strong RPCs might take a leading role. It is not clear at this point which RPC might take the lead for the Williams or Black River basins, since we share those basins with our neighboring RPCs.
6. Discussion of inter-municipal service agreements for future water quality project implementation
 - a. Tom Kennedy discussed the possibility of using an inter-municipal service agreement in instances where multiple towns might need to work together to make clean water improvements. This is an optional approach. Inter-municipal agreements were enabled in Legislation a few years ago because the approach is much easier than creating union districts.
 - b. A sample agreement from Rutland was included in the agenda packet. A draft agreement for the SWCRPC will be prepared for review at the meeting next month.
7. Discussion of Regional Housing Study
 - a. Jason Rasmussen and Tom Kennedy gave an update on an effort to develop a housing study for the SWCRPC, TRORC and UVLSRPC areas combined. This effort would update the housing needs analysis that was developed for the three regions a few years ago, and expand upon it. The previous study represented a statistical analysis of housing needs. This new study will also address other issues that are relevant, such as substandard housing conditions. Funding for the study is coming from a variety of sources, including contributions from the three RPCs, Vital Communities, institutions (e.g. DHMC), and grant writing. The SWCRPC has pledged \$10,000 for the effort.
 - b. SWCRPC is looking for volunteers to participate in the overall steering committee for the three RPCs. Tom Marsh is willing to participate. Walter Martone was also suggested.
8. Updates
 - a. Tom Kennedy indicated that the brownfield loan for the Woolson Block Project has been completed and it will need to be signed in the near future. Construction may begin as soon as April. The Board previously approved a loan for up to \$175,000.
 - b. *Tom Kenyon made a motion to authorize the Chair to sign the loan associated with the Woolson Block project. Second by Etienne Ting. Motion passed.*
9. Old Business
 - a. Tom Kennedy presented figures evaluating the likely costs associated with purchasing the Ennis property. The property includes the Ascutney Professional Office Building (i.e. SWCRPC offices, former Ennis offices, one bedroom apartment), former post office building that is currently leased by RSVP, and the

old barn. There was general consensus that buying the property for a reasonable price is a good idea. There was agreement to negotiate with the sellers and begin by making an offer of \$250,000.

- b. *Peter Daniels made a motion to authorize the Executive Director to work with the Executive Committee and make an offer to purchase the Ennis property for a reasonable price and negotiate in good faith on behalf of the Board. Second by Tom Marsh. Motion passed.*

10. Adjourn

- a. *Tom Kenyon made a motion to adjourn. Second by Kathy Rondeau. Motion passed. The meeting was adjourned at about 1:45 PM.*

Respectfully submitted,

Jason Rasmussen