

CALAIS PLANNING COMMISSION

April 4, 2023 Minutes

Members Present: Jan Ohlsson, Melanie Kehne, Gary Root, John McCullough

Guests: Clare Rock (CVRPC), Noreen Bryan, Larry Bush, David Ellenbogen (Calais Lakes & Streams)

- 1) Convened via ZOOM 7:10 p.m. Calais Town Hall. ZOOM / in-person hybrid.
- 2) Clare Rock from Central Vermont Regional Planning Commission (CVRPC) suggested resources that may inform upcoming updates to the Calais Town Plan:
 - a. **Health Equity**
 - i. The Vermont *Health Equity Planning Toolkit* (March 2023) has examples of how Health Equity might be incorporated as a new separate Town Plan (TP) Section or an addition to an existing Town Plan section
 - b. **CWSP Clean Water Service Provider**
 - i. For Calais, CWSP considerations are the waterways that ultimately drain into Lake Champlain. This would probably be a Natural Resource section with regard to water quality as it relates to road standards, surface water runoff and erosion control.
 - c. **FEMA maps**
 - i. New FEMA Flood plain maps will be available soon for review.
 - d. Jan Ohlsson mentioned the work that the Planning Commission (PC) has done in the current Zoning Regulation updates with regard to water quality.
 - e. Discussion of Australian ballot and legislative action (Select Board approval) as the means by which the Town can adopt changes to the Calais Land-Use and Development Regulations. Among the issues is the cost of ballots and human resources for an Australian ballot vote. It was suggested that a special vote just for Zoning Reg changes might see only about 100 voters participating.
 - f. Clare Rock said that unless substantive changes have been made to the proposed Reg changes since the PC's earlier Public Hearings, notifying adjacent towns is not required. So, the PC can go ahead with a second Public Hearing by warning it as an agenda item at any regular PC meeting.
 - g. The PC should put together a timeline for the steps required leading up to final approval of the proposed Reg changes. Clare Rock said that she would help with this.
 - h. Some discussion of the TP Energy Section and whether or not Calais still had an Energy Committee. Clare suggested that a committee might look into energy efficiency improvement strategies for the myriad Calais Town Buildings. No mention of the why the Commercial Building Energy Standards that each of our Town Buildings (Town Garage Office, Town Hall and Town Office) had to demonstrate compliance with was not sufficient.
- 3) Selection of PC Officers

- a. Melanie Kehne nominated Jan Ohlsson to be PC Chair. Gary Root seconded. Unanimous affirmative vote.
 - b. Melanie Kehne nominated Gary Root to be PC Vice Chair. Jan Ohlsson seconded. Unanimous affirmative vote.
 - c. Melanie Kehne nominated John McCullough to be PC Clerk. Jan Ohlsson seconded. Unanimous affirmative vote.
- 4) Approved January 24, February 7 and March 21 Minutes
- 5) Review "Draft 10" of Zoning Reg proposed changes
 - a. McCullough said he would reach out the members of the Calais Design Advisory Board regarding new language in section 5.5
 - b. All other proposals were accepted without any new discussion.
 - c. PC Public hearing tentatively scheduled for May 2
 - d. Review of "Index to the changes"
 - i. Definitions for *Vernal Pools* and *Surface Waters* are per state definitions of same
 - e. Each PC member given sections in the Regs to review "final" language. All PC members to review definitions.
- 6) Meeting adjourned 8:40 pm