

CALAIS PLANNING COMMISSION

July 18, 2023 Minutes

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

Guests: Vicki Arthur, Kyle Opuszynski, David Ellenbogen, Larry Bush, Noreen Bryan, Kari Bradley

1. Convened 7:00 p.m. via ZOOM
2. Introductions all around
 - a. Larry Bush, Calais Lakes & Streams member, Chair Calais Conservation Commission
 - b. Noreen Bryan, Calais Lakes & Streams member
 - c. David Ellenbogen, Calais Lakes & Streams member
 - d. Kari Bradley, interested in helping the Planning Commission (PC) out with the upcoming Town Plan (TP) rewrite, but not interested in joining
 - e. Vicki Arthur is interested in maybe joining the PC. Has worked for National Flood Insurance Program (NFIP) which might come in handy when it comes to matters related to Flood Hazards.
 - f. Kyle Opuszynski is interested in maybe joining the PC. Has experience working with the Vermont Agency of Transportation. Also, she sees AI as a tool to help the PC draft new TP language.
3. Discussion re: July 11 meeting where PC asked the Selectboard to postpone the August 1 vote on proposed changes to the Calais Land Use and Development Regulations (Regs).
 - a. Jan Ohlsson clarified reason for postponement as necessary step to insert and/or amend proposed language with regard to development standards in the River Corridor Overlay (RCO) section.
 - b. PC will also use this opportunity to see that the Flood Hazard Overlay (FHO) section is in complete conformance with the most recent information provided by Ned Swanberg (Ned), Vermont Department of Environmental Conservation Regional Floodplain Manager.
 - i. Jan Ohlsson will review checklist from Ned with regard to FHO.
 - ii. Vicki Arthur will review checklist from Ned regarding RCO.
 - c. Assistant Town Clerk Barbara Butler will draft a concise statement for public distribution regarding the necessity of the postponement of the vote.
4. Approved July 11 and June 6 PC minutes.
5. Discussed the rewrite of the Town Plan.
 - a. Some discussion about whether or not the Town Plan could/should address topics/issues other than those that might find their place in future Regs, such as noise ordinances, curb cut ordinances, Road and Bridge Standards, etc.
 - b. TP sections were divvied up and assigned to those meeting attendees willing to work on them. Very rough drafts to be ready by August 1st PC meeting.
 - i. Jan Ohlsson = **Economic Development** and **Municipal Services & Resources**

- ii. John McCullough = **Historic Resources and History and Demographics**
 - iii. Melanie Kehne = **Smart Growth Development, Housing, and Natural Resources**
 - iv. Gary Root = **Energy and Agriculture**
 - v. Kyle Opuszynski = **Transportation and Recreational Resources**
 - vi. Kari Bradley = **Education and Early Child Care**
 - vii. Vicki Arthur = **Flood Resilience**
 - viii. Unassigned = **Managing Town Resources, Supplemental Information, and Vision**
6. Next PC Meeting is August 1st where items 3,b and 6 will be reviewed.
 7. Larry Bush said that the Calais Conservation Commission was inserting itself in a town discussion regarding music events in the Resource Recreation District.
 8. Meeting adjourned circa 9 pm