

Townshend Planning Commission
Area Planning Commission Meeting
On Topics of Common Interests
Draft Minutes
July 5, 2018

Present: John Evans; Robert DeSiervo, Brandon Canevari and Andrew Snelling
Jamaica Planning Commission: Rebecca Ohm and Chris Robbins
Windham Planning Commission: Bill Dunkle

1. **Call to Order:** Chairman Evans called the meeting to order at 7:10 p.m.

2. **The purpose of the gathering was for the planning commission members in the Upper West River Valley to share and discuss topics of common interest.**

Town Plan Act 174 energy elements was the first topic discussed. Windham and Jamaica have already developed draft language and Townshend is considering an Act 174 compliant energy element. It has taken Jamaica six months to draft their plan but they expanded beyond the Windham Regional Commission (WRC) template and addressed the need for electricity storage. Jamaica investigated the possibility of using Ball Mountain and Townshend Lake dams for pumped hydro-electric storage but determined the design of the dams and the flood control mission of the dams would make it impractical.

It was discussed that the two dams have tremendous recreational potential that is not currently being utilized because of the silting and low impoundment levels.

Windham currently has a zoning bylaw but Jamaica and Townshend do not. Historically, both Jamaica and Townshend residents have voted not to have zoning, but there is currently a renewed interest in exploring the pros and cons of utilizing zoning regulations for control of land use. It was mentioned that local ordinances can be used to control specific land use. Windham is in the process of updating their sign ordinance, which will control the type and location of signs.

It was stated that Village Center Designation is one tool to assist owners develop or improve property within the villages, but that grant sizes are usually small. However, the added incentives can make a difference.

Some thought that the state guidelines for concentrating population density around existing villages was problematic because of wastewater and potable water constraints of the typically small lots. Centralized sewage treatment would be ideal but they are expensive even after considering the available grants.

The group discussed having a second meeting and encouraging additional planning commission members to participate. DeSiervo made a motion to have Townshend host a second meeting in September. The motion was seconded by Evans and carried unanimously made the Townshend Planning Commission members. DeSiervo agreed to set up the meeting in September.

Ohm made a list of the attendees contact information and agreed to send it out by email.

3. **Adjournment:** DeSiervo made a motion to adjourn at 8:30 p.m. The motion was seconded by Canevari and carried by the Townshend Planning Commission members.

Respectfully submitted,

Andrew Snelling