

**VILLAGE OF ESSEX JUNCTION
PLANNING COMMISSION
DECEMBER 20, 2018
AGENDA
6:00 P.M.**

I. Audience for Visitors

II. Additions or Amendments to Agenda

III. Minutes

A. Regular Meeting – July 19, 2018

IV. Public Hearing

A. Discussion and approval of a joint Town/Village energy plan that will meet the requirements of Act 174, which sets targets for renewable energy generation and reduced energy consumption in the transportation, heating, and electricity sectors, presented by Melanie Needle of CCRPC.

V. Other Planning Commissions Items

VII. Adjournment

Pursuant to 24 VSA Section 4464(a)(1)(C) Participation during the public hearing before the Essex Junction Planning Commission is a prerequisite to the right to take any subsequent appeal.

Members of the public are encouraged to speak during the Public-To-Be-Held agenda item, during a Public Hearing, or, when recognized by the Chair, during consideration of a specific agenda item.

NOTE: The Planning Commission may choose to postpone consideration of any application not started before 10:00 P.M.

This meeting will be held in the conference room of the Essex Junction municipal building at 2 Lincoln St., Essex Jct., VT. Reasonable accommodations will be provided upon request to the Village, 878-6950, to assure that Village meetings are accessible to all individuals regardless of disability.

For information on subsequent meetings on the above mentioned applications, please contact the Community Development Department from 8 – 4:30 at 878-6950 or the website www.essexjunction.org.

Village of Essex Junction
Planning Commission
Minutes of Meeting
December 20, 2018

MEMBERS PRESENT: Dave Nistico (Chair); John Alden, Amber Thibeault, Andrew Boutin, Diane Clemens, Kaitlyn Hayes. (Steven Shaw was absent.)

ADMINISTRATION: Robin Pierce, Development Director

OTHERS PRESENT: Melanie Needle, Dustin Brusio

- AGENDA:**
1. Call to Order
 2. Audience for Visitors
 3. Additions/Amendments to the Agenda
 4. Minutes
 - A. Regular Meeting – July 19, 2018
 5. Public Hearing
 - A. Discussion and approval of a joint Town/Village energy plan that will meet the requirements of Act 174, which sets targets for renewable energy generation and reduced energy consumption in the transportation, heating, and electricity sectors, presented by Melanie Needle of CCRPC.
 6. Other Planning Commission Items
 7. Adjournment
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1. CALL TO ORDER

Chairman David Nistico called the meeting to order at 6:00 p.m. Mr. Nistico noted the Public Hearing for Discussion of a joint Town/Village energy plan. There were no announcements or disclosures. Individuals to give testimony before the Planning Commission were sworn in.

2. AUDIENCE FOR VISITORS

There were no comments from the public at this time.

3. ADDITIONS/AMENDMENTS TO THE AGENDA

There were no changes or additions to the agenda.

4. MINUTES

John Alden stated that in the minutes of July 19, 2018, there are typos with regard to the spelling of Doug Henson's name. Mr. Henson's name is spelled correctly initially, but should be corrected throughout the minutes where ever misspellings occur.

Mr. Alden noted that the decision with regard to Pearl Street Elevation, the Building Design will need to come back to the Planning Commission, not go directly to staff. Mr. Pierce reminded Mr. Alden that there is no design review in the District. And that the Decision was

for the front elevation on Pearl Street to come back to the PC in order to confirm that the required window percentage for the District had been met for the Pearl Street elevation. Mr. Alden stated that the elevation provided does not reflect the floor plan of the building, a generic presentation was provided. Mr. Pierce said that he will follow-up on this matter by checking the video from the meeting and the signed Decision which has been sent to the applicant to confirm what was decided.

MOTION by Amber Thibeault, SECOND by John Alden, to approve the minutes of July 19, 2018, as amended. VOTING unanimous (6-0); motion carried.

5. PUBLIC HEARING

a. Melanie Needle, Senior Planner with Chittenden County Regional Planning Commission (CCRPC), provided a presentation with a focus on Enhanced Energy Planning for the Essex Community.

Ms. Needle stated that for the purposes of this presentation, and the draft energy element handed out or received by email, the CCRPC will be collectively referring to the Village of Essex Junction and Essex Town as “Essex Community.”

This presentation was an overview of the Department of Public Service, Act 174 Energy Planning Standard and what the means for the Essex Community. The goals are to reduce total energy consumption per capita by 15% by 2025, and by more than a third by 2050, to weatherize 25% of all homes by 2050; and to reduce greenhouse gas emissions from the state by 50% of 1990 levels by 2028 and 75% by 2050.

Ms. Needle explained that the Essex Community is striving to match the state’s goal of obtaining 90 % of its energy from renewal resources by 2050, and has prioritized 10 actions, which include the following reviewed with the complete list outlined in the Plan:

Energy Compliance – Developing a Municipal plan to meet a set of energy standards developed by the Vermont Department of Public Service. A Municipal Plan is given a determination of energy compliance, if a plan meets these energy standards.

Siting - The State has a definition of site criteria. The community can define preferred sites for facilities up to 500 kW, and can define constraints where restrictions on development, including renewable energy, should be placed. Ms. Needle noted that according to the plan, there is approximately 8,600 acres that are possibly good locations for solar installation (and does not include rooftop generation), with 3,244 acres needed for new solar installation to reach the low goal of 61,196 MWh in 2025.

Constraints –Some areas are not appropriate for any type of development, including renewable energy generation facilities. A list of known constraint areas is included in the plan. There was discussion in how to read graphs that outline constrains, and the Essex Community’s added constraints based on local policy.

Transportation – Have the community served by varied modes of transportation with auto use balanced by increased availability of public transportation, sidewalks, and multiuse trails to reduce energy demand. Mr. Alden noted that he sees more charging stations, and

more electric fleet vehicles in use, which is encouraging. Mr. Pierce added that an action item might be a good idea where the Village would encourage installing more charging stations.

Renewable Energy- the goal is to generate 183, 587 – 325, 830 MWh of new renewable energy by 2050. Ms. Needle referenced Green Mountain Power's Essex #19 hydroelectric dam on the Winooski River, which generates 18,300 MWh or 66 % of the total of electricity from renewable sources within the Essex Community. The energy generated from this hydro dam is split between the Essex Community and the town of Williston due to the jurisdictional boundaries split the centerline of the Winooski River.

Questions followed with Ms. Hayes asked if multiple regions can have substantial deference and can they all be at the same level in the Act 248 process. Ms. Needle replied yes, 11 regions can have substantial deference and will have greater weight or greater say in the process if in compliance.

Mr. Nistico had a question regarding at what point does the State of Vermont take action if Essex Junction does not meet its goals, with Ms. Needle answering that the goals are pathways for understanding the changes that need to happen, over time. A Municipal Plan is not given a determination of energy compliance, until a plan meets these energy standards.

Ms. Clemens asked for clarification on the "Stretch Code" and as explained by Ms. Needle, this is the state law for new development to adhere to more strict guidelines with regard to insulation value, R values, how thick walls will be, ventilation, and glazing of windows in new development. Mr. Alden added that the "buck stops" with the Certificate of Occupancy, and this is a decent mechanism to ensure compliance, in certifying the design and construction. Possible actions may include the Vermont Building Stretch Code for all development in the Zoning Regulations for the Town and the Village of Essex Junction Land Development Code.

In closing, Ms. Needle asked the Commission to review the draft, and send comments to Ms. Needle and to Mr. Pierce.

Continued discussion ensued, with questions such as, does the plan take into consideration future growth of the community, and would the 8600 acres that are possibly good locations for solar installation still meet necessary goals. Ms. Needle responded that future growth was taken into account in the plan.

With questions regarding the upcoming process, the Planning Commission will look forward to a work meeting, on the same day as a regularly scheduled meeting of the Planning Commission. This next meeting is now scheduled for February 7th at 6:00 p.m. This meeting will be warned. Commission members were asked to notify Mr. Pierce and Ms. Hass with any ideas or thoughts on the process.

Mr. Nistico asked if it was possible to post the Plan on the Village Website, Ms. Needle stated that she will get the information to Mr. Pierce for posting.

6. OTHER PLANNING COMMISSION ITEMS

None

7. ADJOURNMENT

MOTION to adjourn by Andrew Boutin, SECOND by John Alden. VOTING unanimous (6-0); motion carried.

The meeting Adjourned at 7:00 p.m.

Recording Secretary, Rita Pozirekides