

**Town of Guilford
Planning Commission Meeting Notes—draft**

**6:00 pm – 7:45 pm Monday, February 15, 2021
by zoom and conference call**

PC members present Harry Evans, Thayer Tomlinson, Jethro Eaton, Nathanael Matthiesen, Jackie Gaines, Michelle Frehsee, Chuck Clark, Zon Eastes on behalf of the Selectboard

Call to order: 6:10 pm

Recognition of Public: no public

Business

1. Check in with Planning Commission Members
2. Communication Discussion
 - a. Jethro asked the question on how we are all communicating – what channels are we using for outreach? Mainly email, some phone, some on Facebook and other social media (less frequent use), in-person communication
 - b. In terms of the Town Plan, covered how an editing process could work. A majority can communicate through email but some on the PC cannot access email so would need to use hard copies for input and changes.
 - c. Thayer suggested that once the weather warms, we can consider outdoor & spaced meetings with a projector and screen to continue work on editing the Town Plan.
3. Update on Conservation Commission Mapping Process:
 - a. Jethro and Jackie are participating on behalf of the Planning Commission. This will not be used for restrictions and infringement on private property (any new regulations) but to find out what matters to Guilford residents from a land-based perspective. What do we care about and for what reasons?
 - b. Linda Lembke will organize a series of phone calls throughout the community to reach out – good opportunity to involve as many in the community as possible.
 - c. The organizers looking to reach out with 3 paths to involve as many in town as possible – 1. Online on website (developed by Windham Regional Commission) – for a period of 2 weeks people can go online and fill out a survey online; 2. Map at the Playscape (people can draw places that they see as valuable on a billboard); 3. Online community meeting (moderated by the Fish and Game Commission) – this will be held Tuesday, March 9th.
 - d. Conservation Commission is interested in printing mailings – printing and laminating is \$200 total. The CC will pay for ½ of the cost and are wondering if the PC will match the other amount. Jethro made a motion to support the project and contribute \$100; Nathanael seconded it. All voted in favor.
 - e. They are involving the 4th and 6th grades at the Guilford Central School and this will be incorporated into the school curriculum. Michelle is looking to also work with the 5th grade to involve those students as well.

- f. The materials are now online; Zon noted that the library will be opening soon for people to sign up 1 family at a time for a 1-hour slot so they can access computers.
4. School Vote
- a. Thayer gave a brief overview of the upcoming vote for Guilford leaving the WSESU district. Zon noted that there will be public meetings Feb 18th and 25th. The Grange will host the pre-town meeting on the 18th; the 25th meeting is being sponsored by the state of Vermont. Both will be the same formats.
 - b. The PC had a discussion on how to get more information on this vote and discussed how to better educate people on this vote.
5. Town Plan discussion and next steps
- a. Ensuring the Town Plan meets the needs of planning for the next 8 years
 - i. Michelle noted a need to strengthen the Town Plan language based on what the PC had drafted last year. Michelle suggested we focus on language that we already have in place and read with an eye to ensure it is still viable in light of the pandemic, the direction of land changes, and understand that this plan will be in place for the next 8 years. Her suggestion is to look to strengthen the language about land rights, regulations, community. Jethro agreed.
 - ii. Chuck noted that we sell ourselves as how great Guilford is – is there a way to be more reserved about putting ourselves out there? The PC discussed the implications of people moving into town – how to balance “selling” Guilford with protecting Guilford? How to keep the character of the town in a place where there is “inexpensive” land (from an outsider’s perspective)?
 - iii. Have a fuller discussion on where we want growth to happen, where we do not want it to happen and how to protect those places that are important to us. Jethro noted that without strong wording in our plan, we give more power to the state (for example, Act 250). Our only voice as a town is our Town Plan. Looking for a balance as a board to add in stronger language on planning (due to a lack of zoning).
 - iv. Michelle highlighted that the state has provided more information recently that more and more landing strips and helipad requests have come into the state. Thayer will forward the notice along with the PC notes.
 - v. What is the best way to proceed with progress on the Town Plan?
 - 1. Work on it in subgroups section by section?
 - 2. Once the state of emergency is lifted, we have 60 days to move this through the process of getting it approved.
 - 3. Zon suggested having someone go through the Town Plan and note where there could be language improvements made/what is in good shape, it would make the review process easier. Then people could have the full document with areas that would have suggested updates, it would be easier to focus attention at the next meeting. Michelle, Jethro, and Thayer offered to do a first cut of what language needs to be changed. Then we can print the plan and share with everyone for a more focused discussion. Everyone on

the PC (and Zon) will get a printed copy of the plan by March 8th with highlighted sections in advance of the March 15th PC meeting.

- b. Sections to be added/updated/reviewed –
 - i. Education
 - ii. Hazard Mitigation Plan
 - iii. Waste Management
 - iv. Public Participation section
 - v. Timing on addition of maps, other information
 - 1. Michelle spoke with Windham Regional about re-doing our maps and Windham Regional noted that our maps are very outdated.
 - 2. Michelle spoke with Linda Hecker from the Conservation Commission about updating the land use maps.

Other Business

Communications

Close of Meeting: 7:48 pm

The February 2021 Planning Commission Meeting recording is available online at:
https://zoom.us/rec/share/1pCiUuOcSndLLm7KJE0m17yIZn9mV8li9MrjsZLcUXdLr9YrCe49WGryyTfQoc0s.SV_BTIsQrkCmE7OE

The January 2021 Planning Commission Meeting recording is available online at:
https://zoom.us/rec/share/OhW5-HUZ_x-KAuWHlbs5WneTBc4brmNPIAcIVjMwwtxTZqnbFuUlHysnDXGMIsxr.7pgf62SwZjICcuI7

The November 2020 Planning Commission meeting recording is available online at:
https://zoom.us/rec/share/r6l5W_p-9pzdjU_m4He1caJh2FirZhfZowjriE-59n1wsyfdclGctdrKkgGjFiN7.J6yFZq3ze9Hhz2N6