

WILLIAMSTOWN PLANNING COMMISSION MEETING
MEETING HELD ON: Sept. 10, 2025
Minutes - - (DRAFT COPY)

PRESENT: Rich Turner, CH, David Traczyk, Horace Duke, Rama Schneider, Susan L.

The Meeting was called to order at 6:05 p.m. at the Town Office.

Rich. T. Any adjustments to the Agenda? Rama has some material to share. We will cover that under New Business.

Rama S. Move to accept the Minutes from August 13, 2025 with additions/corrections, 2nd by Horace D. All approved.

New Business:

Discussion: Talked about the Town Plan Survey . Mailing some out today and the balance will be mailed out on Thursday, Sept. 11th. Rich dropped off return boxes for the survey at the schools, the library, Pump-n-Pantry and the Town Office. Horace will pick up extra copies to bring to the Food Shelf.

Horace D. Question on the time line for the property to be cleaned up on Meadow Street.

Susan L. Jackie H. is handling the details with Fema. There might be a question of asbestos in the house that partially burned. Still have the trailer to be moved and the lot to be cleaned up.

Rich T. The CVRPC had a special board meeting on August 21st to review and approve the process of the Montpelier City Plan. It had already been approved by the City Council, contingent on the Regional Planning Commission. There was a lot of discussion and debate and to shorten it up it passed. That is being appealed right now. The appeal process is supposed to go thru the VT League of Cities and Towns and they say that no longer have the authority to do that, so we will see what will happen with that.

Rama S. Just a quick question – what does “that” refer to?

Rich T. The Regional Planning Commission’s approval of the Montpelier City Plan. There’s been a lot of discussion regarding the Country Club Road, transportation issues and some environmental issues. Last night we did have a board meeting and there is a Community Block Grant for Disaster Recovery that CVRPC is applying for. There are two different pieces with the Grant. I believe that there is around \$67 million dollars that the state is getting from HUD. This is for the disaster recovery that I mentioned, so there are two pieces to that as I mentioned. The Regional Planning Cmsn.is looking at the Winooski Basin and flood modeling. The second part and looking at different alternatives or objectives to mitigate future flooding and flood proofing etc. They are looking for probably a little over \$1 million dollars for that Grant. The second piece is for Capital Fire Mutual Aid. The Capital Mutual Aid system and improvements. Because of recent flooding they were down to one cell tower so are relocating this to the Barre area. The cell towers need updating. Also discussed the Open Meeting Law as there was actually an issue with an RPC Executive Committee meeting that wasn’t recorded as someone forgot to hit the record button. Someone had taken handwritten notes. The solution was to have it printed at the top of the agenda to note that the record button needed to be pushed. The person that was pushing the issue wanted to say that everything that was voted on at that meeting needed to be re-voted on. As the written minutes were accurate it was decided that they didn’t need to do that.

Rama S. You can always go to the committee and reaffirm the decisions so that the whole meeting doesn’t have to be repeated.

Rich T. The Regional Plan Committee met last week and agreed to hold meetings once a month instead of 2x’s a month. A lot of work to do on each chapter but I want to go over the Time Line. The future Land Use Maps that presented at the Selectboard meeting will be a part of the Regional Plan and will be

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- Cont'd included. The draft of the future Land Use Map will be released early in December for public comments and will be open for about 6 weeks.
- Rama S. So, we don't have anything viewable right now?
- Rich T. Not right now as we are working through it with the RPC. So in the next month or two we should have something.
- Rama S. So yes, it sounds that the SB will be a little more involved.
- Rich T. Yes – they do want to see the maps. We are looking at the full board going thru the draft – the future land use map. In May it goes to the Land Use Review Board – they have a 60 day review period – and then we get it back in August. The RPC will do a final review in August and then the application goes back to the Land use Review Board and then they have to hold a public hearing. That will be in October. There is still a lot of process. It will probably be the end of October before it is stamped official.
Then we will kind of dovetail that with our Town Plan. I think they are looking at wrapping up in July. We are looking at having some final meetings in the spring. The public hearing can be in conjunction with the selectboard meeting. The surveys will be kind of the back bone for our plan for our goals and strategy.
- Rama S. Will there be any real danger of us coming up with something that the Regional Plan hasn't included.
- Rich T. We will be in line with the RP and if anything changes as we are working thru the drafts we can address it. The big ones for us are some of the Acts. Some of them might get modified over the next two years.
Back to the Town Plan Survey - - the boxes are going to the schools, the library, the Town Office and Pump-n-Pantry. I also have included a little info sheet with tear offs so someone can get on line and do the survey. As these are being mailed to a household and several members might want to complete a survey also. There is also a QR code to use.
- Susan L. When is the deadline for returning the survey?
- Rich T. They want to run it thru October although it doesn't say it anywhere on here. I'll put something out on Front Porch Forum too to let people know and to remind them about the survey. I'll check with Eli on whether or not she has a specific date in October. I'll check the boxes and either ship stuff to them or drop them off. They have a data base set up to input material so we can start to get an idea of folks thoughts.
- Rama S. I just want to point out the boxes to check off if anyone is interest in volunteering for a committee that we don't have anything set up – if would behooves us to make sure we have something to appease them. I think it's the worst thing to do to have it there and not have anything to do.
- Rich T. We took out the specific committee stuff – but we can question someone about what they might like to do based on their interest, their background, etc. I can certainly reach out and chat with anyone who might be interested.

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NEW BUSINESS:

- Rama S. Handed out some information that he accessed working off Google "Gemini". You can go on to Notebook LLM.Google.com. Its on an online application that you can load documents into it. It bases its answers completely off of those documents, it does go outside for some information – but very little. I have all sorts of documents and I have sort of played around with it. I have all the town plans and some from surrounding towns also. You can put in a tremendous amount of info. I did a query primarily looking at the Williamstown Town Plans and asked it to come up with similarities. The ones I had was a partial 2009, a complete 2010 and 2016. I was able to find a complete 2009 in one of the drawers here. I mean a 1999 not a 2000. I also found a 1995 and a 2005 and will scan these in also. Once they are in a pdf form I can upload them. I plan on doing this over with the new information. This is what I came up with the limited information as far as what it saw for similarities – as the town plans developed over the years. It was kind of interesting because the general concerns and desires didn't really change over the years. What I will do and hopefully for our next meeting, I will have a version that comes up with all the town plans. It has been an interesting exercise looking at all the things that have been carried through. The generational views seem to reflect the community values.
- Discussion Very interesting - - all agreed. Nice job! Rama offered to bring in his laptop if anyone was interested. He explained some of the process. Could also ask it for any differences which he had done to some degree. Its capable of sifting thru a tremendous amount of documents.
- Rich T. The meeting scheduled for Nov. 12th I have a conflict with. Would like to change it to a different date. Talked it over and the decision was to schedule it for – Tuesday, Nov. 18th.
- Rich T. Anything else? None - -
- Susan L. I'll make a Motion to adjourn - - 2nd Horace D.

Meeting adjourned at 7:05 p.m.

Next Meeting: October 8, 2025.
