

WILLIAMSTOWN PLANNING COMMISSION MEETING

MEETING HELD ON: July 8, 2026

Minutes - - (DRAFT COPY)

PRESENT: Rich Turner, CH, Horace Duke, Susan Lyons, David Traczyk
Guests: Lory Banbury, Sam Lash from CVRPC
The Meeting was called to order at 7:05 p.m. at the Town Office.

Rich. T. Any adjustments to the Agenda? Because we have two visitors I would like to suggest that we look at last month's minutes towards the end of the meeting.
Dave T. Motion to approve the Minutes from June 10, 2026 after our guests have spoken. 2nd by Horace D.
All approved.

New Business:

Rich T. We will start out with Lory and the Future Land Use Map updates.

Lory B. (Materials on this have been handed out.) Brian – our colleague – literally went thru 28,000 parcels in the Central VT region in several different categories. (See the 2026 Future Land Use Areas in the handout). As a result – RPC has – online – a colorful Future Land Use Map. Both Brian and Niki attended one of your SB meetings and spoke on this.

Rich T. The SB members were very interested in the mapping. Back then there were already issues going on with Tier 3, and others.

Lory B. Those have all been repealed. Now what they are talking about is Housing Goals. Included in the packet that was given out - - there is a little blurb about that. Lory pulled up a copy of the map on her computer and went over the different colors and shapes that were relevant to Williamstown. This map can be viewed online at: <https://bit.ly/CVRPCFLUMAP>. For example – the dark green is the Flood District; dark purple is Village Center; light purple is Village Enterprise, which in the future there could be more development. Asked if we had Flood Bylaws? (Yes, we do.) So, the things that are most important – and I don't think its likely in your town – is Zoning. There are four other towns in Central VT that do not have zoning.
So, for other towns, you might have heard of Tier 1 – this is not relevant to your town. (More information noted in the handout). What is relevant is the way that this is going to plan for your designation. The new designations are consolidated into Centers and Neighborhoods. All that you need to know about this is that Brian did his magic and he took your State Designated Village Center and he expanded it to include the Williamstown Historic District. That is going to happen automatically. There is an explanation on page 3 showing a Summary of Regional Map Changes from 2024 FLU Map and 2026 FLUA Map.

Rich T. Brian spent an enormous amount of time gathering this information!

Lory B. I am going to send Rich an e-mail and ask that the survey be shared on Front Porch Forum and if there are any events coming up that might be an opportunity to attend. They can respond to the survey online also. Referenced again the Future Land Use Map and where you can access it online and how to use it to gather more property information.

Susan L. Speaking of future development – Larry Hebert has started working on the project located on Rte. 14. This is the one for two apartment buildings with four apartments in each building.
Discussion The total number of future housing will go towards our future housing target goals.

Lory B. That's all I have. I would like to sit in on Sam's discussion.

WILLIAMSTOWN PLANNING COMMISSION MEETING

MEETING HELD ON: July 8, 2026

PAGE 2

Minutes - - (DRAFT COPY)

- Sam. L. If anyone has questions as I go thru my talk, please let me know. I've given you one document and will go over some of the highlights in the Climate Chapters and I'll get into the Energy Chapter. I'll just give you a broad overview and will go over more at your next meeting. I have also given you each a copy of the Williamstown LHMP survey results – we had “9” responses. Briefly went over the different categories. It would be a good idea to have this put out again on Front Porch Forum. We can continue to check out the comments received.
- Rich T. I would like to mention that we recently had a public meeting on sidewalks. Interesting talking with folks after the meeting – one in particular mentioned someone living off Construction Hill that keeps adding compressed rock material and more junk and that may actually contribute to downstream flooding, etc.
- Sam L. Moving on – talked about **Integrating Climate** into chapters (Refer to the handout) and what could be highlighted in the Town Plan by boxing in certain materials. Similar to what was in your old Town Plan. Noted topics such as cooling and heat pumps etc. Could add a little blurb that links these different topics together. Mentioned having a separate chapter on some of these. Have to keep in mind the energy burden in some of these communities. Talked briefly on at least seven of the chapters listed under Climate. After reviewing these chapters, please let me know any comments or questions that you might have.
- Next is Energy** - - handed out some info on “Energy Planning Standards for Municipal Plans” for you to look over on your own.
- Talking about the Enhanced Energy Plan - - that is optional – your whole Town Plan can qualify for the Enhanced Plan – it has 19 standards to meet. More information will be available at the next meeting. She will give us current use data - - transportation sector and energy sector. Data on adoption trends to be given also - -. Will provide us with targets – this comes from statewide _____ to show us how to meet our goals. It gets broken out by regions and then I break it out by towns – your town - - based on your current use. The growth is figured at the state level. Explained how goals were determined – some might not be applicable to our town. We will also give you energy efficiency targets - - talked more on this. What are some opportunities for sharing etc.
- One new piece - - the Renewable Energy Generation Siting Policies - - I will give you a map on your existing electric infrastructure. Plus maps showing potential resource areas. Consider potential resources such as hydro power for example. One third of our energy generation in our region is hydro. Most are between 80 to 100 years old.
- Everyone is aware of Act 250 - - there is another Act – it's Act 248 and it is the Act 250 of Electric Infrastructure. It's a regulatory process and you may have some of this already - - Solar – a communication tower. If you have an Enhanced Energy Plan then your plan gets deferential process. AI and large load interconnectors are something that will need to be addressed in the future. Will take a break and see if there are any questions.
- Susan L. What towns or cities have hydro power?
- Sam L. Waterbury, Duxbury, or usually towns with reservoirs. Stowe just recently repowered a Dam. Your town will be getting a new renewable energy generation goal. Williamstown is already at 10 _____ - - so you are already outperforming other towns. Spoke on Wind Power also as a compliment to Solar Power. Solar in the winter in VT doesn't do well because of the snow. However, there is a German company and some in VT also that are manufacturing vertical solar panels, Roxbury is putting one in. Go check it out. Portable solar units are being made also to hang on balconies, etc. I think your town is around 15% for residential use of wood – or lower. Some of that is because owners only list one fuel type but have a wood stove as a back up and some use pellet stoves. We want to look towards using high efficiency cord wood – better for the environment as well.

WILLIAMSTOWN PLANNING COMMISSION MEETING

MEETING HELD ON: July 8,, 2026

PAGE 3

Minutes - - (DRAFT COPY)

San L. I also wanted to touch on the Draft example from Worcester noting objectives and strategies for the energy plan. Think about it to see if you think it's something you might want to do. You don't have to do it. You can email me directly with thoughts/feedbacks or questions. I also gave you some more formal language that you might want to use in your Town Plan.

Look over the "Renewable Energy Resources and Siting Energy Infrastructure" information that everyone got. Any changes or constraints need to be "Mappable"! Credible opinions based on facts. Look at the tables - - see the "preferred tables" and also Municipal land.

Review this information for the August meeting!

Also handed out info on "Energy Planning Standards for Municipal Plans". Will revisit at the next meeting.

Sam and Lory left at 8:30 p.m. Our next meeting is on August 18th!

Rich T. Thank you both – Lory and Sam for coming tonight and for all your information!

Question on the Storm Water Master Plan – did we find a signed copy?

Susan L. No signed copy found. Gave Rich an extra copy

Dave T. I'll make the Motion to approve the Minutes from June 10th. 2nd by Horace D. All approved, Motion passed and Minutes signed.

Rich T. I'm going to pass on the CVRPC updates as there is a meeting next week. I will note that the Transportation Dept. is planning a pedestrian crosswalk demonstration project in Waterbury sometime this month. I'm hoping to join in if able to. Good research and data for us in the future and for possible Grants.

Dave T. Looks like Moretown is putting in new sidewalks. They have some on one side and are working on the opposite side of the street.

Rich T. Anything else? No.

Susan L. Motion to adjourn made at 8:50 p.m. 2nd by Horace D. All approved.

Next Meeting – August 18, 2026
