

Winhall Planning Commission
“Meeting Minutes for Wednesday, October 23, 2024

PRESENT: Tami Blanchard, Phil Fitzpatrick, Lucia Wing, Cheyanne Pugliese, Hannah Gianotti, Peter Strife

ABSENT: Jeff Yates, Cliff DesMarais

IN ATTENDANCE: Matt Bachler (WRC), Eric Moses

CALL TO ORDER: Blanchard called the meeting to order at 5:30 PM at the Town Hall in Bondville.

APPROVAL OF PAST MEETING MINUTES:

The meeting minutes of Sept 11, 2024 and Sept 25, 2024 were approved as presented. *Motion by Fitzpatrick; seconded by Gianotti; unanimous.*

PUBLIC COMMENTS: (None)

TOWN PLAN FINAL UPDATE DISCUSSION WITH MATT BACHLER:

The Planning Commission met with Matt Bachler to finalize the rewrite and update of the Winhall Town Plan. Discussion included excluding references to pursuing wastewater facilities in the “Housing & Economic Development” sections as redundant but keep it in the Municipal Services Agreement & Groundwater paragraphs as meaningful. In the section on Community Facilities & Services the PC agreed to strike the reference to remodel of the Fire Department building as preliminary. The remainder of the Town Plan rewrite was clear, organized, and modern. The PC thanked Bachler for his extraordinary insight into the Town Plan. *Further discussion included the Village of Bondville as mostly built out with little to no room for expansion; the importance of pursuing affordable housing needs as a priority and where to start; new & upcoming projects; preliminary engineering reports managed by the Windham Region; and the Town Plan as visionary for the future. A recommendation was to combine the Zoning Regulations with the Subdivision and Flood Hazard Regulations into one document.*

A Planning Commission public hearing to review the final draft of the Town Plan would be scheduled for 12/4/24 at 5:30 PM at which time the PC could elect to *approve the Plan and forward it to the Selectboard for their public hearing* scheduled (30) days later on or about 1/5/25; Bachler would make the presentation on 12/4. An email of the Town Plan draft and WPC Report would be sent to all the adjacent towns by November 4th as required.

ERIC MOSES: EV CHARGER PRESENTATION:

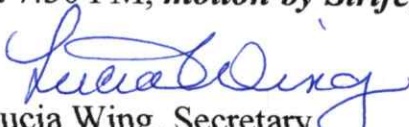
After giving the PC background information about himself, Eric Moses gave a presentation for a proposal for four (4) EV chargers, (2) towers and (1) transformer in the Village of Bondville; power supplied by Green Mountain Power. The proposed location was behind the ATM on land owned by Stuart Coleman and would require additional parking spaces. The chargers, 400 kilowatt hours some of the fastest in Vermont, would charge electric vehicles in approximately nine (9) minutes. Moses explained that currently most chargers were much slower. He planned making several types of plugs available for charging use. Discussion followed about other potential EV locations; security measures as all-important; visibility of the location; management of potential traffic issues; expanded parking; customer service; a revolving kiosk as beneficial; cost; upgrades with more power; security cameras; potential risks in populated areas; required Town & VTrans permits; zoning and river required setbacks; signage; lighting; canopy; and the importance of aesthetics. Moses added there were currently about 12,000 electric vehicles on the roads in Vermont with 126,000 more cars by 2030 projected. The PC thanked Moses for his insightful presentation.


ZONING ADMINSTRATOR UPDATE:

The Zoning Administrator reported she had issued (65) zoning permits to date for a variety of projects. The PC discussed a potential project which would require Site Plan Review by the PC as well as Conditional Use Review by the Zoning Board of Adjustment.

MAIL & CORRESPONDENCE: None

As there was no further business, the Planning Commission adjourned the meeting at 7:30 PM; *motion by Strife; seconded by Fitzpatrick; unanimous.*


Lucia Wing, Secretary
Winhall Planning Commission


For the Planning Commission


Date: