

**TOWN OF CAVENDISH PLANNING
COMMISSION
MINUTES APRIL 10TH, 2024
CAVENDISH TOWN OFFICE 37 HIGH
STREET CAVENDISH VT**

MEMBERS PRESENT: TIM CALABRESE, BRUCE MCENANEY, SHIRLEY CLARK, MIGUEL SEVILLE AND SHANNON DEVEREUX (SELECT BOARD LIAISON)

MEMBERS ABSENT: JEFF STRANGE

MEMBERS OF PUBLIC: JESS FARRAR, ABRAHAM GROSS

1. CALL HEARING TO ORDER, ROLL CALL

TIM CALABRESE CALLED THE MEETING TO ORDER AT 6:32 PM.

2. NO AGENDA ADJUSTMENTS

3. HEAR CITIZENS: JESS FARRAR INTRODUCED HERSELF, ALONG WITH HER FATHER IN ATTENDANCE, AND STATED SHE OWNS A PROPERTY IN THE VILLAGE OF WHITESVILLE IN CAVENDISH WHICH WAS AFFECTED BY THE FLOOD LAST YEAR IN JULY 2023. JESS ASKED ABRAHAM GROSS, WHO IS THE PASTOR OF THE CAVENDISH BAPTIST CHURCH AND

WHO HAD OVERSEEN SUBSTANTIAL REPAIR/RECOVERY WORK TO HER PROPERTY AND RESIDENCE, TO ADVISE THE PLANNING COMMISSION OF AN UPCOMING PERMIT AUTHORIZATION. ABRAHAM ADVISED THE PLANNING COMMISSION THE PERMIT IS TO CONSTRUCT A RAISED DECK AT THE BACK OF JESS FARRAR'S RESIDENCE TO PROVIDE A SECOND EGRESS. TIM CALABRESE COMMENTED THE REQUIREMENT OF THE 15 DAY NOTICE.

4. THE PLANNING COMMISSION MEMBERS NEXT MOVED ON TO APPROVING THE MEETING MINUTES FOR THE FEBRUARY 2024 AND MARCH 2024 MEETINGS. BRUCE MCENANEY MADE THE MOTION TO APPROVE THE FEBRUARY 2024 MEETING MINUTES. SHIRLEY CLARK SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. SHIRLEY CLARK MADE THE MOTION TO APPROVE THE MARCH 2024 MEETING MINUTES. JEFF STRANGE SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY.

5. BRUCE MCENANEY PRESENTED TO THE PLANNING COMMISSION HE HAD IDENTIFIED A HANDFUL OF PROPERTIES THAT COULD BE PROMISING FOR DEVELOPMENT INTO AFFORDABLE HOUSING PROJECTS IN CAVENDISH WITH ACCESS TO TOWN WATER AND SEWER. ONE OF THE PROPERTIES IS THE VACANT LOT LOCATED NEXT TO THE CAVENDISH VOLUNTEER FIRE DEPARTMENT PROPERTY. BRUCE ALSO ADVISED THE CAVENDISH FIRE DEPARTMENT, IN ITS CURRENT BUILDING IN HIS

OPINION IS OBSOLETE TO MEET THE REQUIREMENTS FOR A MODERN FIRE DEPARTMENT. HE SUGGESTED TO MOVE THE FIRE DEPARTMENT TO NEW BUILDING/FACILITY AND RENOVATE THE OLD FIRE HOUSE INTO A MULT-UNIT RESIDENCE. THE THIRD SITE BRUCE IDENTIFIED THAT COULD BE POSSIBLE SITE FOR DEVELOPMENT IS THE OLD TOWN GARAGE PROPERTY LOCATED IN CAVENDISH. BRUCE THEN PRESENTED TWO PROPERTIES HE OWNED IN CAVENDISH THAT ARE LOCATED ALONG MAIN ST/ ROUTE 131 HE WOULD BE WILLING TO SELL TO THEN ONLY BE USED FOR DEVELOPMENT INTO AFFORDABLE HOUSING. BRUCE LASTLY INTRODUCED PRIVATELY OWNED UNDEVELOPED LAND THAT COULD BE ACCESSED OFF OF BATES RD AND THE LANE IN CAVENDISH.

ABRAHAM GROSS SUGGESTED THE PLANNING COMMISSION COULD APPROACH REPRESENTATIVES OF THE Catholic Church ALONG ROUTE 131 AND THE EPISCOPAL CHURCH ON DEPOT ST IN PROCTORSVILLE.

BRUCE MCENANEY BROUGHT UP THE BLACK RIVER HEALTH CENTER BUILDING IN CAVENDISH AS ANOTHER POSSIBLE SITE FOR CONVERSION INTO AFFORDABLE HOUSING.

AN OPEN DISCUSSION WAS HAD DISCUSSING WHAT TYPE OF HOUSING ALL THE AFOREMENTIONED PROPOSED SITES WOULD/SHOULD BE DEVELOPED

INTO. SUCH AS: LOW INCOME HOUSING, RENTAL UNITS OR CONDOMINIUMS FOR OWNERSHIP.

IT WAS OPENLY SUGGESTED THE PRIVATE OWNERS AND REPRESENTATIVES WOULD NEED TO BE CONTACTED FIRST PRIOR TO PRESENTING THE PROPOSED AFFORDABLE HOUSING SITES BE PRESENTED TO THE SELECT BOARD.

6. THE NEXT ITEM ON THE AGENDA THE PLANNING COMMISSION ADDRESSED WAS THE UPDATING OF THE TOWN PLAN, WHICH IS DUE IN 2028. JEFF STRANGE HAD EMAILED THE PLANNING COMMISSION MEMBERS A FRAMEWORK OF AN OUTLINE, WITH TALKING POINTS, HE CREATED AND FELT WOULD HELP THE PLANNING COMMISSION APPROACH THE UPDATE OF THE TOWN PLAN. JEFF LED THE PLANNING COMMISSION THROUGH HIS OUTLINE STARTING WITH ASSESSING AND MAKING CHANGES TO THE TOWN PLAN GOALS. THE FIRST EXAMPLE HE PRESENTED AND BROUGHT FORWARD WAS A DISCUSSION ON SPECIFIC LANGUAGE. HE SPECIFICALLY PICKED OUT THE DEFINING OF "RURAL".

SHANNON DEVEREUX DISCOVERED AND STRONGLY SUGGESTED UPDATING/IDENTIFYING CURRENT EVENTS THAT OCCURRED RECENTLY THAT HAD AFFECTED THE TOWN, UPDATING NUMEROUS OUT OF DATE STATISTICS REFERENCING DEMOGRAPHICS & QUANTITATIVE DATA.

7. NO CORRESPONDENCE TO DISCUSS

8. THE PLANNING COMMISSION DISCUSSED THE NEED FOR TWO ADDITIONAL PLANNING COMMISSION MEMBERS AND ASKED THE PUBLIC FOR HELP.

9. SHIRLEY CLARK MADE A MOTION TO CLOSE THE MEETING. JEFF SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY AND TIM CALABRESE ENDED THE MEETING AT 7:42 PM.

RESPECTFULLY SUBMITTED
MIGUEL SEVILLE