

**Town of Cavendish Planning Commission  
Meeting Minutes October 4, 2023  
Cavendish Town Office, 37 High Street, Cavendish, VT**

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**Members Present:** Tim Calabrese, Shirley Clark, Bruce McEnaney, Noah Schmidt, and Miguel Seville.

**Members Absent:** Jeffrey Strange,

**Members of Public:** Patrick Cody (Okemo Valley Television)

**1. Call to Order**

Tim Calabrese called the meeting to order at 6:34.

**2. Adjust Agenda**

Tim wanted to add Flood regulation procedures before coming

**3. Approve Meeting Minutes**

Miguel made a motion to pass the August 30, 2023 meeting minutes, Bruce seconded. The motion passed unanimously.

Miguel made a motion to pass the September 13, 2023 meeting minutes, Shirley seconded. The motion passed unanimously.

**4. Hear Citizens**

None

**5. New Business:**

- a. Review ACT 250 application to determine Town Plan conformance for the proposed Fletcher Farm biking and hiking trails. Action Item: Vote on TP conformance**

Tim went over some updates, the project is meeting with the Ludlow Police Department regarding emergency services, and they will be going in front of the Ludlow DBR. Bruce said he is in full support of the project.

Shirely made a motion to find that the Fletcher Farm trails does comply with Criterium 10 with the Act 250 permit and it complies with the town plan. Bruce seconded the motion and the motion passed unanimously.

**b. Proposed Subdivision Regulations: Continue reviewing Articles 2 & 3 and discuss any article modifications. Continue developing a schedule for subdivision regs. review, presentation & hearing process.**

The board did not have much comment for Article 3. They moved on to Article 4. Tim mentioned this is going to be a big focus because it is the nuts and bolts of how the process is run. Tim mentioned that Regional Planning may be available to help facilitate applications and help with administration.

Noah asked who would be in charge of ensuring people follow the plans they submit. Tim and Bruce said that will fall on the town manager and in some cases the Planning Commission. There was some talk of how bonds would work for some large projects to ensure the work is done properly.

Tim went over how the procedures work. There is a hearing and then once that is closed the Planning Commission will go into Deliberative Session to discuss the project and come back with a decision. Bruce was curious how appeals work. Tim explained that there is an appeal outlined in the regulations. They can appeal to the Planning Commission after that it will go to Environmental Court for their opinion. Section 470 gives the Planning Commission the ability to waive certain requirements, Tim liked the ability for the board to use its discretion due to special circumstances.

Noah asked if it was worth bringing Jason in to go over our changes. The board liked that idea and are going to try and get him in for next meeting. After that there will be an informational meeting and a hearing. The board discussed possible dates for this and wanted to avoid the busy holiday period. The board thinks it might be possible to get all the hearings to allow it to make it on the town meeting ballot. It is a tight schedule but may be possible.

Tim is going to invite Jason to the October 18th. The next meeting will be on November 1st which will include a site visit for the flood hazard regulation. The board decided to hold an informational meeting on November 15th regarding the proposed subdivision regulations. The public hearing is still TBD based on feedback from the informational hearing on November 15.

**6. Old Business**

**None**

**7. Review Correspondence**

There was a public correspondence from the Power Dam. There was a report conducted by an engineering firm. They are looking at a preliminary review of environmental issues. Tim summarized, saying they want to continue operating as normal, no new changes.

The commission discussed the dam and flooding history. Tim had a meeting with John Broker Cambell, he said that if the town does not enforce it's flood hazard regulations then the town may lose it's ability to have flood hazard insurance.

**8. Discuss any other business PC members may have**

There was no business to discuss.

**9. Adjourn**

Migeal made a motion to Adjourn at 7:45 Shirley seconded. The motion passed unanimously.

Respectfully submitted  
Noah Schmidt