

**Town of Cavendish Planning Commission  
Meeting Minutes September 13, 2023  
Cavendish Town Office, 37 High Street, Cavendish, VT**

---

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

**Members Absent:** Jeffrey Strange, Bruce McEnaney

**Members of Public:** Peter Van Gerder (Okemo Valley Television)

**1. Call to Order**

Tim Calabrese called the meeting to order at 6:33.

**2. Adjust Agenda**

**3. Approve Meeting Minutes**

Noah made a motion to table this until the next meeting. Migeul 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 explained the project as he is a member of both the Fletcher Farm Board and is involved with the LAST organization. The project will provide mountain biking and hiking trails for the area which is lacking in this local area. There will also be winter access for snowshoeing and cross country skiing. The commission went over the maps and discussed emergency access along with waterways. Tim said that this project is currently in ACT 250 review and the commission's job is to ensure that the project is aligned with the Town Plan. Migeul brought up a point regarding cell service in the area and thought it would be a good idea to add signage if cell service is or not available in certain areas of the trail.

The board will review the town plan and vote on the project next meeting and follow up with a letter of support.

**b. Proposed Subdivision Regulations: Review Articles 1 & 2 and discuss any article modifications. Develop a schedule for subdivision regs. review, presentation & hearing process**

The board started to dive into the draft subdivision regulations provided by Regional Planning which was created based off of Springfield's current regulations. Noah made note of the waiver request which allows the board to act on their own discretion. There are many requirements which cover many issues which may or may not apply for certain developments, it would also work in tandem with ACT 250 requirements for projects that would need to go through that process. They discussed visual impacts and character impacts and what that might look like for future developments. Noah mentioned that these regulations focus more on how the projects are implemented and build rather than how structures are built and what they might look like, that would be a zoning issue which this regulations do not dictate. Fiscal impacts refer to impacts on municipal managed services such as public water/sewer and roads. Noah asked if the commission should consider any wetland protections after the EPA's decision to remove some wetland protections. Tim referred to multiple places in the draft plans and subdivision regulations that cover this. The commission reviewed Article 2 and saw no major changes they wished to make.

They moved on to Article 3. They discussed the potential for requiring specific plantings and decided that they did not need to be too restrictive and amended the potential requirement to simply ensure that native species be planted. They discussed other requirements to ensure they were not too restrictive. They made note of specific wording that allows discretion of the planning commission to make decisions best for each individual project. They discussed emergency vehicle access and how they would be involved in the process of subdivision approval. This applies specifically to driveway development, width, and grade. Noah mentioned this may include water access for the fire department, this could include a pond for water or the insulation of a fire hydrant if town water is available. Tim brought up light pollution and thought that could be added as a recommendation, not specifically a requirement, he noted that if the project went through ACT 250 they would be required. Tim brought up the importance of these regulations and the threat of potential large scale projects that think the lack of zoning can allow for more ease of development and stated two examples.

Tim said that once we finish going through the regulations we will invite Jason back to review our changes.

**6. Old Business**

Noah asked if anything came of the depot street property that is out of compliance for their post floor berm construction. Tim said that it is still being dealt with and is not something the commission is involved with at this point.

**7. Review Correspondence**

Tim made the commission aware that the power dam will be doing an assessment and we will review it at the next meeting.

**8. Adjourn**

Migeal made a motion to Adjourn at 7:57 Shirley seconded. The motion passed unanimously.

Respectfully submitted

Noah Schmidt