

**Town of Grand Isle
Minutes of Planning Commission
August 1, 2017**

Board Members Present:

David Graham
Shawn Mercy
Andy Paradee
Jeff Parizo
Melissa Boutin

Absent:

Dwight Bullis

Guests:

None

- A. Meeting is called to order at 7:05PM by Shawn Mercy, Chair.
- B. Amend Agenda for Matters not listed (New):
- C. Guest(s):
- D. Steering Committee Study: Shawn Mercy with continue to go thru the document put together by Dore & Whittier. Note square footage referenced for all areas is way too much – really a wish list and can use as a guide. Compare properties that the town already has including the Annex as well assign some monetary values. David Graham would like to look at the study as well.
- E. Public Hearing: August 15th at 7PM will be the public hearing for the proposed changes to the Grand Isle Zoning Bylaws and Subdivision Regulations. Melissa Boutin will send an invite to the Selectboard. Attendance of three or more will constitute a meeting and must be warned.
- F. Update on Chittenden County Regional Planning: In a holding pattern right now. It was mentioned at the fifth joint board and committee meeting with the Selectboard last night about the disappointment with NRPC. Joining CCRPC might be easier if South Hero or another town would come along too. South Hero just began to have a Planning Commission and Development Review Board so they probably would not be willing to switch now or in the near future.
- G. Other Meeting Attendance: MOU with GIVFD for the new fire station held on 07/31/17. Included more items than the building. The MOU needs to be revised to include who is responsible for what with the building only. Next meeting scheduled for 08/14/17. David Graham has recently had some correspondence with the State of Vermont for the land on Donaldson Road. Recreation

department proposing better soccer and baseball fields. The State is open and willing to continue talk more on the topic of donated land.

- H.** Tentative Annex building site visit: All members but David Graham are not interested in going on a site visit tonight. He would like to also visit the cemeteries, recreation park and the historical society buildings. Jeff Parizo and Brad Sheridan will be making a trip to Swanton to see their newer building. Andy Paradee also expressed an interest in going along too.
- I.** Capital Plan: Jeff Parizo was looking over Milton's Bylaws and noticed their fee structure – building permit \$250, impact fees \$4392 (which can only be used for infrastructure improvements) if providing elderly housing then impact fees are charged at 75%. The entire Town of Milton does not have septic. By imposing impact fees, it takes the property tax burden off property owners. Melissa Boutin is currently reviewing the tables listed in the draft capital plan. She will spend some time looking and correcting/updating where needed. Discussion ensued on pursuing the 1% local option tax – labor is not taxable but material items are such as fishing supplies, gravel, tourist items, etc. Also looking to explore a revenue source for the business on West Shore Road. Burlington must utilize an excise or surcharge. With 10K or more vehicles per day this needs to be researched. Keep asking questions. May eventually get some answers.
- J.** Review & Approve Minutes: 06/06/17 – still working on – need to listen to the full recording from beginning to end – 07/18/17 –correct Item G – not David Graham but Shawn Mercy who spoke of the housing pricing around \$275K – Franz Rosenberg was the one who spoke of the continued trends of retired people buying/selling as well as young people starting out to raise a family. There is no land in South Hero. Lots of land in the Land Trust and no lot developments. Jeff Parizo made a motion to accept the minutes of 07/18/17 and David Graham seconds the motion. Andy Paradee abstained. Remaining members vote. All are in favor. Motion passes. Coming along – still working on filling in the blanks. 06/20/17 – A motion was made by David Graham to accept the minutes as written. Jeff seconded. Members vote. All are in favor. Motion carried.
- K.** Matters not on the Posted Agenda: N/A
- L.** Agenda for next meeting on August 15, 2017:

Public Hearing

Regular meeting to start at closing of Public Hearing

Amend agenda for matters not listed

Guest(s):

Review and approve minutes 06/06/17 and 08/01/17

Capital Budget Worksheet

Update from any other meeting attendance
Other Items
Adjournment

The next meeting of the Commission is scheduled to be held 7PM on Tuesday, August 15, 2017 at the Town Office.

A motion is made by Jeff Parizo to adjourn. The motion is seconded by David Graham. Members vote. All are in favor. Motion carried. Meeting adjourned by Shawn Mercy at 7:56 PM.

Respectfully Submitted: Melissa A. Boutin, Planning Commission, Scribe