

Grafton Planning Commission

Regular Monthly Meeting

Tuesday November 12, 7:00 PM

Grafton Town Hall 2nd Floor

ADA Accessible

<https://us06web.zoom.us/j/81340393010?pwd=TDk5Y3FDaUNYNVBHNmRRVGNwbWRiZz09>

MINUTES

Planning Committee: Ron, Eric, Lester, Buzz (Matt, the Chair, was ill and absent)

Meeting called to Order: 7:06

- 1. November Agenda Approved**
- 2. Approval of the October minutes**
- 3. Discussion of Town Plan chapters.** Town Plan review and discussion. We will revisit Chapter 3 at our December meeting. And we will also review Chapter 4 then. A substantial topic for our next Town Plan will be short term rentals like AirBnB. The Question was raised about why the Select Board chose not to cooperate with Southern VT Economic Development, <https://seveds.com/> (which also has an association with Brattleboro Development Corporation). This is a regional Windham County economic development organization. The most recent 2019 Five year plan is attached. It is a thoughtful plan and it would be interesting to see their new upcoming plan and see if there have been realistic advances or retreats?

The Suggestion was to ask Matt to inquire of the Select Board why they made the choice not to engage with Southern VT Economic Development. An engaged outside group may have some ideas for us; worth considering. Regional economic development is an important input for the future of Grafton, as well.

We need to be always mindful that any and all development that the Planning Commission might promote should be located outside of flood danger. We have similar topography to NC flooded areas.

There is a comment in the current plan that lack of childcare is another issue restricting Grafton's growth.

Also, the current plan states that Grafton should attempt to attract people approaching retirement age or the recently retired, who can afford to buy homes and can participate in town events? Implicit in that comment was the following thinking: No children, no school, no taxes. Implicit is a pro-voucher agenda for schools.

It was the consensus of the PC that there are not any new economic ideas now in the Town Plan. The big building in Cambridgeport was recently sold to the owner with the logging business. We should consider a survey of the town to consider the development possibility on the site. Previously there have been several businesses at this site.

Grafton might be a potential site for a private school?

4. **Discussion on National Water Model. Global Resilience Institute.** We tabled discussion until next month when Matt is back. We looked at the goals of the organization. Ground water may be of greater concern for Vermont than most people realize.
5. **PC Budget.** PC ad \$2,500 budget last year. We only spent about \$40. Select Board had said that they would do AV purchase but they didn't do that. We should have a budget for that then this year.
Decision: We should take care of AV now. Morgan is investigating and Lester will ask IT people that he knows. Most importantly, the new AV has to be able to pick up audio from anywhere of a large 30' x 40' room.

Looking ahead, we will need some additional support for drafting and writing the Town Plan. Our guess is approximately 60-80 hours of WRC staff time latter part of 2025 and certainly in 2026). Part of that cost could be covered by a municipal planning grant.

6. **Old Business.** We tabled the review of Local Groups input to the Town Plan until Matt could report at the December meeting. Also, follow up with Matt's contact in Texas about remediation for PFAS.
7. **New Business.** None.
8. **Public comment.** None.
9. **Adjournment. 8:23**