

Town of Stamford - Planning Commission (SPC) - Minutes  
May 3, 2017

Planning Commission Attendees: Stephen Bechtel, Sheila Lawrence (presiding), Dave Saldo (by phone), Kurt Gamari, Dan Potvin  
Guest: Cathryn Bryar (BCRC)

Call to order 6:33pm

Cathryn Bryar of BCRC presented final chapters of Town Plan:

Review of Chapter 10 – Energy  
Discussion of Act 174  
Review Chapter 11  
Review Chapter 2

Discussion of Housing Data Chart Chapter 7 as researched by Dan P and presented by Cathryn. All agreed to accept chart, add additional text to reflect the range/median value for Low/Medium/High House values and acreage analysis (sale of homes with 0.5 to 10 acres examined for chart).

Chapter 11 review  
Discussion of encouraging local food production  
Discussion of cost/benefit analysis of re-creating hydropower at old dam sites  
Billy Scully of Bennington has done local analysis of rebuilding old dams. Jim Sullivan (BCRC) has contact info.

Discussion of Village Center designation:

- Allows for Town to be more competitive for receiving grants
- Tax incentives

Language in Town Plan is not a mandate, only an intent to explore the option of applying for Village Center designation. Sheila L requested language change to add a period after the word ... “designation” and strike the rest of proposed sentence.

Review of Chapter 2 – all in favor in keeping language as is.

Discussion of Chapter 10 – Energy

- Question of does Town have to apply for Act 174 discussion

All agreed to plan on applying for Act 174 status within a year. The language in chapter 10 allows for Town to begin this process and be ahead of the game. Application for Act 174 status a significant time and work commitment for Planning Commission, however BCRC help would likely be available.

Stephen B made motion to accept language of Chapter 10,

All in favor of keeping language in Chapter 10 to satisfy the requirements of applying for Act 174 status.

Solar energy considerations seem ok in Town. Wind considerations a more challenging discussion.

Act 174 packets of information passed out to all members by Cathryn B.

Energy Plan Standards = checklist to do plan

Guidance for Municipal Enhanced Energy Planning Standards = big packet of detailed information of Act 174 (guaranteed to put you to sleep at night)

Cathryn strongly suggested Planning Commission start the process sooner rather than later and to be in active communication with Jim Sullivan to push Stamford to be next Town to receive BCRC assistance in enacting 174.

Cathryn B will complete final draft of Town Plan

Next Mtg Wed May 17 6:30pm to review final draft of Town Plan and set dates for Public hearing, etc.

Motion to adjourn by Stephen B, Kurt G second, all in favor

Adjourned 8:20pm

Respectfully Submitted by Stephen Bechtel