

PLANNING COMMISSION AND
ZONING BOARD OF ADJUSTMENT
JUNE 10, 2025 MINUTES

The June 10, 2025 meeting of the Planning Commission and Zoning Board of Adjustment was called to order at 6:00 P.M. by Chairman Bruce Pauley.

Board members in attendance were Frank Vetere, Jay Kullman, Anne Brown, Bruce Pauley, Keith Cappellini, and Rick Martin.

Audience member in attendance was Kyle Hanson, Two Rivers Ottawaquechee Regional Commission Planner.

Anne Brown made a motion to approve the minutes of the December 3, 2024 meeting. Rick Martin seconded the motion. All approved

Frank Vetere made a motion to approve the minutes of the March 20, 2025 meeting. Keith Cappellini seconded the motion. All approved.

Jay Kullman made a motion to approve the minutes of the April 1, 2025 meeting. Anne Brown seconded the motion. All approved.

As an addition to the agenda, Bruce Pauley stated the 2019 Plymouth Town Plan has recommendations following each chapter that have not yet been addressed. He asked that the committee add to the agenda for the next meeting, a discussion regarding derelict and abandoned buildings.

Kyle Hanson introduced himself and stated the reasons for this meeting:

1. To provide a planning consultation prior to amending / updating our current town plan which expires in September, 2027.
2. To present for discussion the new Draft Regional Land Use Map for the Town of Plymouth.
3. To present an overview of the Regional Plan update and review changes to the Regional Land Use areas.

The goals of the Regional Plan Update are:

1. To maintain the historic settlement pattern of compact village and urban centers, separated by rural countryside.
2. Strategies to protect long-term viability of agricultural and forestlands should be encouraged and should include maintaining low overall density.

The following required changes will result in expanded village areas and will replace the current Village Center designation. They make it easier for Commercial properties to exist in the Village Designation.

Also, a third rural area, Agri-forestry, will add long term viability of Agricultural and Forestlands.

Considerations in developing Rural, Agricultural and Forestry Areas are:

1. Parcel size and existing forest land on large parcels.
2. Conserved and Current Use parcels, existing farmland, and Agricultural / Forestry potential
3. Priority and high priority forest blocks.
4. Large wetlands

Considerations in developing Village areas are:

1. Flood prone areas and wetlands
2. Steep slopes
3. Existing infrastructure

Kyle then discussed housing targets. Villages should be planned to accommodate a substantial majority of housing needs in order to reach the housing targets developed for each region according to 24 VSA §4302. These targets are not required and carry no penalty if they cannot be reached, but reflect the current need for housing. It should be noted that “the purpose of a town plan is to plan for the possibility of future development”.

To that end, our regional housing target is ± 3600 units. The housing targets are disaggregated by region and further disaggregated by town.

A weighting factor is used based on the presence of water and waste water infrastructure and / or access to the interstate.

Based on population, the Town of Plymouth should aim for 30 housing units by 2030. To prevent sprawl, the state goal is for 18 housing units to be built in the Village designated areas of Tyson and Plymouth Union. The housing targets reflect the quantity and location of desired new housing, not necessarily what will be built.

The board reviewed the draft map and discussed the expansion of the village areas and the newly designated Rural Forestry / Agricultural areas. The effect of the flood plain was discussed with emphasis on the village areas. Our Zoning Ordinance, dated June 11, 2024, includes updated flood plain requirements that state the zoning restrictions for properties within this designation.

The existing and draft proposed Land Use maps are on display in the town auditorium. Any comments or concerns should be addressed to the Planning Commission. We must notify TRORC of any requested consideration of change by December 2025.

Next Kyle discussed our current town plan which expires in September, 2027. The first step in the renewal process is to apply for a Planning Grant to fund the expense of revising our current plan. He suggested the total cost could be in the range of \$10,000. If our grant application is accepted, the town expense would be 10% of the total cost, approximately \$1,000 to \$1,500. TRORC will follow up with us in early 2026 regarding the grant application.

The board discussed beginning the process of reviewing our existing town plan now. Areas of concern are Housing, Emergency Response, Community health response, and Energy. Kyle stated that if our town plan expires, we could lose the ability to receive grants, financial aid, and other benefits.

Anne Brown made a motion to adjourn the meeting, Frank Vetere seconded the motion. The meeting adjourned at 7:30 P.M.

Respectfully submitted, as draft to be approved at next Planning Commission meeting.

Elaine Pauley
Secretary, Planning Commission