

Jamaica Planning Commission (JPC)
Draft Meeting Minutes - Regular Meeting
January 16, 2023
Jamaica Town Offices, 28 Town Office Road
Jamaica VT 05343

Commissioners present: Bryan Zieroff, Charlie Peck, Chris Robbins, John Van Hoesen
Public present: none

The meeting was called to order at 7:05 p.m.

1. Norwich Solar has requested a statement from the JPC for inclusion in a press release announcing approval by the Public Utility Commission of a 500 KW solar generator to be located in East Jamaica. Chris has prepared a draft statement, which was discussed. There was agreement by consensus to approve the draft with a few minor additions suggested by Charlie. Charlie and Chris will work to finalize the draft statement and Chris will provide it to Norwich Solar when finished.

It was noted that Sara has sent an e-mail message reminding all that the deadline for submittal of items for inclusion in the Town Report is January 31. Bryan will prepare and submit the JPC annual report.

2. The December 5, 2022 draft meeting minutes were approved as written, by unanimous vote. of members present

3. The Commission discussed the status of a pending Act 250 permit application for a 3-bedroom home on a lot adjacent to the Pikes Falls town property. The resent permit application (2WO265-2) is for an amendment ,permitting construction of the new home, to an earlier (1975) Act 250 permit for a 5 lot subdivision. The District Environmental Commission has recently issued an “incomplete letter” to the applicant, listing deficiencies in the application that must be addressed and corrected before the Act 250 review can proceed. The deficiencies listed will require a complete re-design of the project and the issuance of a revised Water Supply and Wastewater Disposal Permit.

Chris stated his concern about the project’s proposed wastewater disposal area (leachfield) proximity to Pikes Falls, and suggested recommending that the District Environmental Commission attach a permit condition requiring regular inspections of the wastewater disposal system to ensure that it has not failed. This was discussed, but there was not general agreement that such a request would be necessary to ensure reasonable safety of swimmers at Pikes Falls, or feasible for the District Environmental Commission to require. No action was taken.

There was agreement by consensus that Charlie will prepare and circulate for review and comment by JPC members a draft of a memo from the JPC to the Selectboard, explaining the status of the permit review. When finalized, this memo will be sent to the Selectboard, and the JPC will continue to track the progress of the project redesign, correction of application deficiencies and continuation of the Act 2350 review.

4. The Dufresne Group has submitted to the SB and JPC a draft copy (60% report) of the Community Wastewater Feasibility Study. The 60% level of completion includes the alternatives analysis. The next

steps include scheduling a 60% review meeting (anticipated to be open to the public) for late January, based on the State funding rep's availability. This meeting will be a chance for all groups to comment on the alternatives. A formal public meeting is anticipated for the 2nd week of February to present alternatives to the community, which will allow the 90% report to be prepared and submitted in late February. This would result in a 90% review meeting in March, after which our engineer can finalize the report. Once the report is final, the JPC and/or our engineer will need to apply for a planning loan to move into final design. We are going to be applying for the construction funding "priority list" on March 1, 2023. The construction funding list requires no commitment from the town, it just puts the town on the list to be eligible for construction funding in the next cycle, which starts July 1, 2023. This funding is what we need for land acquisition and construction.

5. Chris reported that the major events of the past month, connection of the first hub to the internet and initiation of a pilot program, have been reported by email to the members of the Planning Commission and Selectboard. Photos of construction of the network's first ring and connection of the first home in the pilot program were included. Some additional photos of the connecting hub were shown to the Planning Commission members. The press release to local news outlets announcing the pilot program has also been circulated to Planning Commission and Selectboard members.

6. Charlie suggested that the JPC should begin planning for the extensive and complex task of preparing a Hearing Draft of the required (every 8 years), complete review and update of the current Town Plan. The plan update must be completed in 2025. Charlie will prepare a preliminary project outline and timeline, and discussion of this will be put on the February 20 meeting agenda. JPC members were asked to begin thinking about specific issues that should be focused on during the plan update process.

There being no further business, the meeting was adjourned.