

Jamaica Planning Commission (JPC)
Draft Meeting Minutes - Regular Meeting
March 18, 2024
Jamaica Town Offices, 28 Town Office Road
Jamaica VT 05343

Commissioners present: Bryan Zieroff, Chris Robbins, Patrick McQuillan

Public present: Jessica Pollack, Greg Meulemans, Matt Bachler, Mike Tuller, Karen Ameden, Charlie Peck

1. It was agreed to conduct the annual JPC organizational meeting and election of officers for 2024. Bryan Zieroff was elected to serve as JPC Chairperson. John Van Hoesen was elected to serve as JPC Secretary.

It was agreed to conduct the annual organizational meeting of the Zoning Board of Adjustment (ZBA). This action had been separately warned as a special meeting of the ZBA. Chris Robbins was elected to serve as ZB NA Chairperson, John Van Hoesen was elected to serve as ZBA Secretary.

It was agreed to add to the agenda a discussion of recently received document submittals pertaining to pending Act 250 application 2WO265-2. This is a pending (not yet deemed complete) application by Wrenegade Rentals, LLC for an Act 250 permit to develop a single family residence on a parcel of land that adjoins the town-owned Pikes Falls cemetery and Pikes Falls natural area parcels. Charlie Peck stated that recently received revised site plan drawings show a proposal to relocate an historically existing and currently used access trail leading from Pikes Falls Road across the Wrenegade Rentals property to the cemetery to a new configuration that would provide access to the cemetery by way of a new private driveway leading to the proposed new residence, then through the front and side yards of that proposed residence. Charlie stated that this proposed access configuration is unsatisfactory and undesirable for several reasons and should be avoided if possible. There was general discussion of this complex issue. JPC members present agreed that Chris Robbins, who is the JPC's Act 250 Coordinator, will work collaboratively with Charlie Peck and Selectboard Chairperson Jessica Pollack to follow the procedures established in the "Jamaica Planning Commission Act 250 Procedures Manual", contact the District Coordinator, and try to work out a satisfactory resolution to the cemetery access issue before the application is deemed complete and a draft permit issued.

2. The February 19, 2024, draft meeting minutes were approved as written, by unanimous vote of members present.
3. Chris Robbins requested and received permission to present his report on DVfiber CUD activities next. Chris reported that as of last week DVfiber has 188 subscribers and continues to add new ones at a rate of 12 per week. Chris also recalled that during the Readsboro pilot group trial, our connection to the internet through Hurricane Electric was interrupted by someone shooting the line with a shotgun thereby causing a significant outage. The lesson learned was that we needed a redundant external source sooner rather than later in order to establish a reputation for highly reliable service. A second provider, Cogent, was established. Last week when Hurricane Electric went down, we seamlessly switched to Cogent without any subscribers service being interrupted thus passing a critical reliability test.

4. WRC Senior Planner Matt Bachler introduced himself to the JPC. Matt will be coordinating the 2025 Town Plan Update process. The town has received a Municipal Planning Grant (MPG) which will cover all but the 10% local match (approximately \$2200) of the cost of providing WRC technical assistance to develop the Planning Commission Hearing Draft of the 2025 Plan update. This process will begin in May of this year, and Matt will be attending JPC meetings throughout this summer and fall to discuss working drafts of updates to the various Town Plan Elements and Chapters. There was general discussion about the Town Plan update process.
5. Community Wastewater Disposal System feasibility study update - Bryan reported that the hydrogeologist provided our Engineer with the preliminary results for the groundwater flow model, and our Engineer is preparing the system design and cost estimate. This information will be documented as part of the reporting process, and the next steps include conducting an information meeting with the public.
6. Bryan gave a summary of the status of the roads, as documented in the Vermont Department of Environmental Conservation (VTDEC) Road Erosion Inventory (REI) database, with respect to the requirements of the MRGP. The review included Jamaica's status with compliance, the number of road segments, how many segments either meet, partially meet, or do not meet the State minimum design standard, and the approach moving forward to meet all the requirements for compliance and the 2027 deadline to update the REI. The review also included an approach, which includes third party assistance, to review/repair the road sections that are not covered under the MRGP. Compliance with the MRGP is paramount as it is now a requirement to obtain State grant funding for town-related initiatives.
7. Agenda item 6 – discussion of required update to the towns Local Hazard Mitigation Plan (LHMP)- was tabled until the next JPC meeting because JPC member John Van Hoesen, who has agreed to gather information about funding sources and other aspects of this upcoming task, was not present.

Members of the public present offered no further comments or concerns.

There being no further business, the meeting was adjourned.