

Jamaica Planning Commission (JPC)
Draft Meeting Minutes - Regular Meeting
July 15, 2024
Jamaica Town Offices, 28 Town Office Road
Jamaica VT 05343

Commissioners present: Bryan Zieroff, Chris Robbins, Patrick McQuillan, John Van Hoesen

Public present: Karen Ameden, Mike Tuller, Charlie Peck, Matt Bachler

1. The meeting was called to order at 7:05 PM.
2. Comments on Act 250 Proposal were added to the agenda.
3. The June 17, 2024 draft meeting minutes were approved as written by unanimous vote of members present.
4. Jamaica Town Plan Update – Matt Bachler, WRC: Matt shared that Bryan shared JPC revisions from the last meeting, Matt went over the revisions and shared an updated version. Matt suggested that the survey could be shared on the town website, Facebook, and a town-wide post card. The post card mailing could include both the survey and a 'save the date' for a fall kick-off meeting for the town plan update process. The survey won't be the only source of input into the town plan, the WRC will review each chapter and planning commission members will provide input based on expertise. Bryan asked how to address survey respondents who don't have internet access and Matt suggested directing folks to the town office to access hard copies. Matt offered to create the survey and a draft post card mailing and work with the town office staff.

Matt suggested choosing a date for the fall, likely in October, for the kick off meeting sooner than later so it can be added to the mailing. Chris suggested the town office meeting room for the event. Promotional material could also be shared on Jamaica Day. Matt has a projector and screen for the public kick off meeting and could share a draft presentation at the September JPC meeting. John asked how the review process is designed and Matt will share redline edits with the JPC and Chris asked long it might take given that we have 15 chapters. Matt shared that some chapters take longer than others but WRC will do their best to lesson the workload on the JPC.

5. Community septic update: Bryan tabled this discussion because he wants to have this conversation with the engineer.
6. Discussion on the proposed Hamilton Falls conceptual design rehabilitation plans presented by the VT Department of Forests, Parks, and Recreation (FPR): Bryan shared the Hamilton Falls development plan reports, including conceptual and visual designs. Chris reviewed the report and developed some initial impressions.

Charlie Peck suggested the town respond to requests for feedback/comments on the report. Charlie suggested that someone from JPC/town should be at the meeting, and share that written comments will be submitted before August 18th. Charlie shared that the meeting is likely meant to be mostly informational, there may be an opportunity to provide input.

Karen asked if this information is public, Bryan indicated yes, and Chris said he would share the link, which is available here: <https://fpr.vermont.gov/sites/fpr/files/documents/2024-06-25%2059032.00%20Hamilton%20Falls%20MP%20Report%20Concept%20Alts%20DRAFT%20v3.pdf>

The report offers three Site Use Scenarios for Hamilton Falls based on survey data and assumptions about future use and needs. Bryan highlighted the introductory statement in the documented created by Charlie and Chris — *“Town appreciate FPR s efforts to address increasing over-use, overcrowding and resulting degradation of the natural condition of the site”* and Charlie reiterated this is sincere thank you for the FBR’s efforts. The JPC reviewed the summary document and discussed their recommendations.

Karen shared the perspective that Hamilton Falls could be more of an attraction for the Town of Jamaica and could be more welcoming to visitors that could be drawn into the village. Charlie shared that in all scenarios, there is provision for a handicapped accessible parking spot.

Patrick asked when feedback needed to be submitted, and Charlie shared the deadline is August 18th, 2024. The JPC supported sharing the response developed by Charlie and Chris at the July 18th meeting at the Windham Meeting House. Chris made a motion that the JPC Chair can sign off on the final document to be shared with FBR by August 18th, 2024. The document could be shared with the Selectboard for review and approval from the Selectboard.

7. Act 250 Review: Chris shared two cases:
 - 2W1364-1: 332 Turkey Mountain Road — application for construction of home, related to previous application (2W1354) that focused on site work. No further comment is required on Jamaica’s part.
 - 2W0265-2: 4769 Pikes Falls Road — Reports the Vermont Historic Preservation review of the recent Wrengade application for impact on the historic cemetery adjacent to the property. No impact was found, no further comment from Jamaica is required.
8. Public Concerns:
9. There being no further business, the meeting was adjourned at 9:02 PM.