

Worcester Planning Commission

MINUTES

Feb 17, 2022, 5:30pm via ZOOM

Attending: Phoenix Mitchell, Kate Spring, Will Baker, Toni Kaeding

Guests: Henry Baker

Housekeeping

- Toni called the meeting to order at 5:36pm.
- Motion to accept minutes of 2.3.22 was made by Toni, seconded by Will, and accepted unanimously.

Public Comments

Henry Baker, local 6th grader and pizza lover, presented his vision of a pizza parlor in the Village. He suggested that Fire Tower pizza may be a good place to start. Henry is collecting survey data from citizens via FPF. **ACTION:** WPC to check back with Henry when data collection is complete.

Proposed Cell Tower Alignment with Town Plan – update

Toni reported that the developer had requested extension of the current 60 day comment period to March 31. This will assure that the filing of “request for permit” to the PUC will not occur before April 1. Once the developer files, a 21 day period of comments to the PUC begins.

The process amending the Town Plan to include “clarifying language” was reviewed. The need for clarifying language was suggested by staff from Vermonter’s for a Clean Environment and confirmed by Town Attorney Joe McClean. The proposed amendments were approved by the Planning Commission on Feb 3, followed by the Selectboard on Feb 7. The amended draft was released for public review to adjoining towns and State agencies on Feb 14. The public hearing on the amendments will be held Mar 17 via ZOOM in conjunction with the normal Planning Commission meeting scheduled for that date (3rd Thur of March).

ACTION: Phoenix to give some thought to the addition of an “action step” in the Town Plan related to proactively working with developers to site towers appropriately.

Village Center Designation

Will summarized the purpose and benefits of seeking Village Center Designation

- Provides tax credits for businesses and multi-unit housing projects
- Assists with some designer review for historical preservation
- Provides preferential standing with some grant applications
- Provides no land use guidance
- Provides no permitting or forbidding of development

ACTION: Group agreed to proceed with application and requested that Will take the lead.

Adjourn

Katie moved to adjourn, Will seconded, unanimous approval. Meeting adjourned at 6:38pm.

Next meeting Thur, Mar 17, 2022 at 5:30pm via ZOOM and in-person

Toni Kaeding

Worcester Planning Commission