**LANDGROVE PLANNING COMMISSION**

Minutes of Meeting

September 29, 2022

**Attending:**

Harry Lux Jeff Cleary

Mary Licata Michael Morfit

Ryan Foster

William Goodwin (Zoning Administrator)

Bennington County Regional Commission

Catherine Bryars Jonathan Cooper

Bill Colvin

The meeting was called to order at 5:34 pm, with a quorum of 5 Commissioners and the Zoning Administrator present.

The proposed Agenda for this meeting, and the minutes of the meeting of August 22, 2022, were both approved with no changes.

**1. Revision and ‘modernization’ of the Town By-laws -- process**

The meeting was focused on a discussion of the treatment of ‘economic development’ in the Town Plan and By-laws.

Catherine Bryars (BCRC) initiated the discussion by identifying relevant sections of the Town Plan should guide and shape the revision of the By-laws. Section 2.2 states the objective to ‘preserve the unique character’ of Landgrove. Section 2.5 attempts to define appropriate economic activities. And the discussion of Economic Develop (pp. 6-7 of the Town Plan) talks in terms of ‘small-scale’ and ‘limited’ activities.

Jonathan Cooper and Bill Colvin, both specializing on economic development in Bennington County, noted that this emphasis on preservation is quite different from many communities that are eager to attract businesses and promote economic development. Bennington County has several initiatives underway, including the Southern Vermont Economic Development District, which is expected soon to be formally recognized by the federal government and to become eligible for federal funding. There is also a Southern Vermont Comprehensive Economic Development Strategy (CEDS) for Bennington and Windham Counties with approximately 76 projects identified.

What is the best way for the By-Laws to approach ‘economic development’, balancing both the Town Plan’s current emphasis on preservation with the county-wide strategies and projects? Two possible approaches were identified:

* Geographic approach: designating specific areas for economic development, and others for preservation;
* Performance standards: setting specific limits or criteria to assess proposed land uses, such as traffic, noise, vibration.

Ne decisions were reached on these issues. The Board thanked the BCRC representatives for their information and contributions. The conversation will continue at our next meeting.

The meeting adjourned at 6:24 pm.

**Next Meeting:** The Planning Commission and ZBA is schedule to meet next on Thursday, October 20, at 5:30 pm.