

FINAL

*Pownal Comprehensive Plan Committee Meeting*

Tuesday, May 25, 2021

6:30pm via ZOOM

Present: Susan Peters, Christine Watson, Marcia Bowen, Kathy Hogue, Coren Wheeler. Absent: Adam Haynes. Guests: Ben Smith, Samantha Peikes, North Star Planning.

1. The meeting was called to order at 6:32 pm.
2. Ben Smith of North Star Planning and Samantha Peikes were on the call to give us some feedback. They understand that the Plan is not going to the State but instead is more of a planning tool for the Select Board. The first discussion point is simplifying the maps, particularly the natural resources. Ben indicated that the Beginning with Habitat Maps are designed to be viewed at plan sheet scale. It would be better to simplify them for presentation in the plan using layers.

Ben said that could create a full build-out map could be created almost for “shock value” and would be relatively imprecise if all land/road frontage not under conservation easement. Instead Ben said we could consider either a 20-year build out at the current pace or other exercises such as taking out all buildable land (no wetlands, no land not on roads). Marcia brought up the point that the population estimates have been varying and also growth has been growing in surrounding towns, is Pownal next? Ben quoted ‘All projections are wrong, some are useful’. Looking at the estimated population growth and estimated number of building permits would be a good first estimate of growth. He also wanted us to think about what the most important ‘take-aways’ are in the executive summary. He showed a thought that combined several key challenges (growth, rural character, new businesses) into one, with the most important recommendations or goals, keeping it to one page. There was general agreement that this approach was a good one. North Star has enough to do right now with natural resource and current land use mapping along with population projections. Marcia will send out the information from the state. We left it that the Committee would discuss the next steps for North Star. The minutes of May 11, 2021 were unanimously approved as written.

3. We reviewed the new existing Land Use plan that Kathy sent out, which Susan had incorporated in the draft document. We believe that the Bradbury Park acreage in the previous Plan was a typographic error. Otherwise, it is now final. We won’t be able to get some of the information such as ‘residential acreage’. Marcia will check on whether the various exemptions (homestead, farmstead, etc.) were in effect in 2006.
4. We discussed whether there was enough emphasis on the potential need for a different form of Town government and associated hired assistance for the Planning Board and other committees. We approved a draft paragraph and will decide where it should end up. We may want to craft a key challenge in the executive summary that addresses this.

5. It was decided to continue review of written draft of plan / page 66, Public Facilities and Services on Monday May 31 at 9am.
6. The meeting was adjourned at 7:45 pm.

Respectfully submitted,

*Marcia Bowen*

*Committee Members: Marcia Bowen, Adam Haynes, Kathy Hogue,  
Joan Mueller, Susan Peter, Christine Watson, Coren Wheeler*