

**Planning Commission 12/12/19**  
**Draft Minutes**

Present: Dave Rowell, Rudy Chase, Annie Rowell, Lucas Schulz, Farley Brown, Emily Maclure, Linda Ramsdell, Susan Houston

Meeting called to order at 7:04PM

We continued our discussion of what affordable housing could look like in Craftsbury. Annie, Dave, Linda and Emily got together to do some research and assemble resources. The document is available at [this link](#) and was shared with the planning commission before the meeting.

Rudy talked about the importance of people being able to get a start, a foothold with housing.

In last month's meeting we missed some of the finer points of the numbers, namely the percentage of AMI(Annual Meeting Median Income). Annie prepared a table to elucidate the numbers.

Dave asked how do we help with affordability, while not hurting people who provide rentals.

We discussed the role of planning commission in influencing where people live.

Is it possible to have income sensitive housing for a mix of younger and older people?

There was discussion of all surrounding towns that have housing that is between independent living and a place with all the services of Craftsbury Community Care Center. Craftsbury is one of the few surrounding towns that doesn't currently have such a housing option.

We raised the question of what it would take to have a wastewater system in the village? If Craftsbury wants to have any more development in the village, we would need the infrastructure to accommodate that.

Susie commented that over the many years there have been different plans to address parking in the village - but it is still an ongoing unresolved need.

Farley proposed having a subcommittee on infrastructure in the village.

Emily reminded us that people are looking to Craftsbury for examples of good work so we have an opportunity to attract funds and to leverage the success for more success.

A lot of chicken and egg issues - Saplings, accessibility and affordability for younger families - then also the need to accommodate older people - the desire to provide some kind of amenities - reasons why people would come and stay.

Might have to renew some ideas we've looked at years before, might have to look at some things we haven't thought about.

We acknowledged the range of issues and needs that are sometimes conflicting.

We agreed that infrastructure is a key element. We will have an infrastructure committee that Lucas will spearhead. Rudy and Farley will join him - and we hope Gordon will join them.

Our next meeting will be January 9 in the year 2020.

We had a brief discussion of the concept of a non-profit that could receive philanthropic funds for town projects, recognizing that such may be a useful structure going forward.

Meeting adjourned at 8:23PM

Respectfully submitted,  
Linda Ramsdell