

READSBORO PLANNING COMMISSION  
Thursday, April 21<sup>st</sup>, 2016  
Readsboro Resource Room – 6:00pm  
**Draft until signed**

The meeting was brought to order at 6:00pm with the following present: Susan Bailey, Chair, Forrest Hicks, John Bennett, WRC, Inger Strom-Henriksen and Priscilla Margola, Secretary.

The minutes of March 16<sup>th</sup> were read and corrections made. Susan made a Motion to approve with corrections and Forrest 2<sup>nd</sup>, so approved.

John stated that the approval of our Town Plan for Village Center designation has to be done by the first Monday in May. The WRC will hold a public hearing in May. We have to work on all the important parts of our Town Plan so that they can be finalized all together. The Select board has indicated that they want clear and concise maps to be inserted into the Plan.

Next discussed was the Flood Resilience section which is new, 3.17: There are two types in our town, inundation which occurs during extremely high water and fluvial erosion. John has an updated template to insert so that it reads better. We discussed River corridors which have a 50 ft buffer zone on either side. The state is looking into the Route 9 corridor extending from Pownal to Woodford, Readsboro to Heartwellville to Howe Pond Brook. John had provided us with maps of streams in and around our area.

Looking at the Town Plan, page 9, speaks about the age of housing: 30 new homes have been built since 2010.

Page 60: Number of occupied houses in Readsboro, numbers need to be updated. 315 are occupied and 191 are vacant. Approximately there are 506 houses in town. There are several mobile homes in town. BROCC, an organization located in Bennington/Rutland area tries to focus on units/houses, not population. Rule of thumb, about 30%.

Page 61: Focuses on affordability. Are there enough affordable houses available? Are rents reasonable?

Page 62: Talking about Tax rates comparison between different areas in town. What kind of housing stock is needed in the future? Owner occupied housing went up 25% from 1990-2000. Should update sales of housing. Rental houses, most were built around 1940.

John praised our Town Plan saying it was great compared to other towns he is involved with. Good to hear.

Need to update all our various tables and descriptions of the Lions Park, check with the Listers as to the total land acreage. What is the extent of the Green Mountain Forest? Does it encompass all of Readsboro or parts of it.

At the Public Hearing of the Town Plan, there will be a final reading. Hearing nothing further, Inger made a Motion to adjourn this meeting at 8:10pm with Susan seconding it. Our next meeting will be Thursday, May 19<sup>th</sup> at 6pm.

Priscilla Margola, Secretary  
Draft until read and approved