

Planning Commission Meeting Minutes April 30, 2025

Attendees: Commission Members: Will Brokoff, Mike Reiderer; Public: Mark Belisle; Guests: TRORC - Kyle Katz, Kyle Hansen, Bryan Kovalick

Call to order at 6:04 pm

Town Plan preparation

Bryan described the role TRORC can play in supporting the Town Plan update. Granville's current Town Plan expires in 2027, so with two years to go it is a good time to start thinking about the update process. His presentation centered around asking a number of questions about the implementation of the current plan as well as the needs for support to update the plan for 2027. Those questions, and responses from the committee and members of the public, are attached from Bryan's notes.

Future Land Use Mapping

Kyle Katz and Kyle Hansen presented information about the Regional Future Land Use mapping process being undertaken by Regional Planning Commissions across the state. These regional plans follow the same format as town plans, but for wider areas that connect to statewide mapping.

Between February and December of 2025 TRORC will meet with each of the 30 towns in their region to discuss draft plans, leading to TRORC Board review of a regional plan in January of 2026. By June of 2026 a draft plan will be complete with further hearings to be held in September 2026 and a complete, approved plan in December of 2026.

The regional plans account for considerations that extend beyond town boundaries and allow for consistency with State goals for villages and urban centers along with continuous rural countryside and uninterrupted forest land in between these centers. Act 181 calls for extending village areas and encouraging housing development within these areas, thus increasing housing stock and preserving rural areas. Changes in designations will not impact current single homes, but will come with targets for creating new housing units by 2030 and additional targets by 2050. In Granville, this translates to 10 new housing units by 2030 with the majority of those (6) to be constructed in the designated village areas of Upper and Lower Granville.

Kyle and Kyle presented maps for proposed changes to Future Land Use zones in Granville that include extending the Village Designations in Upper and Lower Granville to encourage more development in these village areas. Extending these zones was challenging due to the need to avoid extending into flood plain areas and mountainous areas with steep slopes. Maps indicating these proposed changes have been left in the Town Clerk's Office for review and a link to maps online will be provided by TRORC in the near future. Residents are and will be

encouraged to review these maps and bring questions or concerns to the Planning Commission to be included in further reviews prior to the completion of the Regional Plan.

The group discussed the advantages of the regional planning process, and that, due to it's current population size, Granville's new housing stock targets seem to be within reach. Disadvantages were also mentioned, as new construction in the community seems to be centered in more rural areas of the town outside of the village centers along the Route 100 corridor, and that the expected population increase needed to fill 10 new units actually represents a significant increase of town residents.

The meeting was adjourned at 7:36 by unanimous vote. No future meeting is scheduled at this time.