

# Isle La Motte Town Planning Commission

## Regular Meeting

25 February 2025

7:00 PM

Location: Via Zoom

**In Attendance:** Commission Members Carmine Centralla, Neil Chaffee, Laura Miraldi, Steven Reeve and Michael Simanskas. NRPC advisor Emily Klofft

1. **Call to order:** Meeting was called to order at 7:00 PM by Chair Carmine Centralla.

### 2. Planning:

The meeting focused on the changes brought about by Act 181, a law passed in 2024, which alters land use mapping, land use categories, and how Act 250 jurisdiction and exemptions are applied including the following:

- 10 new land use categories
- New regional land use maps
- 3 separate tiers of Act 250 jurisdiction
- New regional housing targets

Emily reviewed the process of updating the regional plan, and the new requirements for regional and municipal plans. She emphasized that Act 181 does not create new regulatory authority and does not change the impact of Municipal or Regional plans.

Emily discussed with the Commission the housing targets suggested by the state. For Isle La Motte, the targets, **which are only aspirational**, break down as follows:

- By 2030: 18-29 units (.7% - 1.2% increase).
- By 2050: 72-143 units (.6% - 1.2% increase).

It was noted that the lack of town water and wastewater capacity could significantly affect those targets. Emily indicated that the state intends to designate affordable housing targets at a future date but that these will likely be far less specific. In any case, these targets will not affect our municipal plan until it renews in 2032.

Emily and the Commission discussed the Village Center designation program, explaining that the town could apply now or wait until 2026. She also mentioned that the application process was not time-consuming but will require that the town submit photographs of the Village Center.

**Action item: The Commission appeared to be leaning toward applying now and will get back to Emily with a final decision.**

### 3. Next Steps:

**Meeting Schedule** The Commission agreed to return to the first Tuesday of the month schedule, cancelling meetings when there are no actionable items.

**Our next meeting is scheduled for Tuesday, April 1 at 7:00 PM**

4. **Adjourn:** Michael motioned to adjourn, seconded by Steven, all in favor. The meeting was adjourned at 7:36 PM.