

TOWN OF BRIDGEWATER
PLANNING COMMISSION MINUTES
MAY 28, 2025

Draft

Meeting was called to order at 6:50 pm by Roy (Butch) Wardwell, Chair
Present: Lynne Bertram, Bruce Maxham, Nancy Robinson
Owen Astbury – Selectboard Representative
Kyle Hanson - TRORC

Re-organization:

Butch nominated Lynne as Chair, Bruce seconded the motion and motion carried.
Lynne nominated Butch as Vice-Chair, Bruce seconded the motion and motion carried.
Lynne nominated Nancy as Clerk, Butch seconded the motion and motion carried.

Additions to agenda: None

Kyle Hansen from TRORC presented the new mapping requirements related to Regional Future Land Use Maps in accordance with recent changes to Act 181 and Act 250.

- Vermont's goals are:
 - Compact Village and urban centers which will result in expanded village areas
 - Protect agricultural and forest lands
 - Smaller rural conservation areas creating three rural area rather than the two in the current plan.
- TRORC is doing initial public outreach Feb 2025-Oct 2025 re. revising the maps.
 - Maps ready for hearing: June 2026
 - Map adoption: Dec 2026.
- Housing targets:
 - Add 3,600 new housing units regionally by 2030.
 - Bridgewater's target is 60 (1.6%) new units by 2030. No penalties if goal is not achieved.
 - A unit is an independent living space (kitchen, bathroom, bedroom).
- The draft map shows expansion of the Village Centers of Bridgewater and Bridgewater Corners. Growth in these areas is encouraged.
- Bridgewater does not have zoning regulations so these new regulations do not apply if Act 250 is not triggered.
- Board members reviewed the draft maps. Kyle will email digital maps to Nancy so that she can disperse them to the board members and public as requested.

Kyle and Commission Members then completed the Planning Consultation questionnaire as required for the Town Plan update. The Town was recently awarded a Municipal Planning Grant for approx. \$9,000. TRORC will assist the town with the plan update which has to be completed by September 2026. Commissioners will begin meeting monthly, beginning in July to start the plan update process. July meeting is scheduled for Tuesday, July 15th at 6:00 pm.

Being no further business, Butch moved and Lynne seconded to adjourn at 7:20 pm. Motion carried.

Respectfully submitted,

Nancy Robinson

Nancy Robinson, Clerk