

MEMO

To: Planning Commission
From: Emily Heymann, Senior Planner
Date: March 17, 2023
Re: Glaser Specific Plan Status Update

The Glaser Specific Plan Advisory Committee (GSPAC) is about halfway through their process and has about 2 months before the June 6, 2023 deadline. The applicant has revised the site plan. The committee, applicant, staff are making progress on the charge.

Some things to note from the Committee Charge:

- Growth Management: The site plan is anticipated to achieve the 50-point recommended score. Staff scored it 52 points, and the applicant is going to work on some minor revisions to better meet the GM criteria.
- Mike and Tina Mauss of Windswept Farm, at the March 9th meeting, confirmed that the proposed site plan as shown in the Feb 21, 2023 revision will work for their continued operations.
- We are awaiting DPW, Fire, and Police comment as called for in the charge.
- For CVSD school information, the committee was comfortable with the March 2022 CVSD demographic study.
- The Planning Commission and advisory committee should proceed without the input of the Selectboard. I drafted the charge and in hindsight, direct reference to the Selectboard was an overcommitment on my part. Per Town Manager, it is not good practice to have them comment on a potential real estate transaction (which would have to be held in executive session). The Selectboard will have an opportunity to comment on substantial benefit if/when they hold public hearings on the Specific Plan.