

**COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)
SPECIAL MEETING**

MINUTES OF JULY 09, 2008

(As Approved August 27, 2008)

Present:

Members: Kate Bedard, Connie Clancy, Bob Gelinas, Martha Johnson, Wendy Kelleher, Jeff Labrecque, Jesse Lytle, Melissa O'Brien, Kurt Schenker, Martha Terry, Nathan Therien, and Linda Young (Excused: Lucia Foley, Dale Johnston, and Dan Luis)

Staff: VHB – Ralph Wilmar, Lauren Gallagher, Emmanuel - Intern; Richard Harris, Town Planner; Catherine Miller, PVPC

Liaisons: John Hine (Selectboard); Helen Fantini (Planning Board)

Public: Joan Rosner; Bob Judge, Mike Fisher

Ms. Young called the meeting to order at 7:00 p.m.

1. Introductions of members and guests

Ms. Young introduced the CPAC members and local guests.

2. Sustainable Development “Green” Speakers: Lauren Gallagher of VHB, Inc. and Catherine Miller of PVPC

Ms. O'Brien introduced the guest speakers: Ms. Gallaher and Ms. Miller who are to speak regarding sustainable development. She then turned over to Ms. Gallagher and Ms. Miller.

Ms. Gallagher and Ms. Miller provided some background as to their environmental planning experience and their concepts of the meaning of “sustainable development”. Ms. Gallagher highlighted a project in Boston where new developments are required to rate/analyze the “green” qualities of proposed buildings. Ms. Miller noted that she is working on a “sustainability” project for the region and her concept of “sustainability” is based on “the Natural Step” by Sarah James.

Mr. Wilmar noted that the American Planning Association (APA) has adopted “the Natural Step” as a Policy Guide. He referred to the work by the Rocky Mountain Institute in developing a model code which communities can use in addressing “green building” and “climate change” plans/policies.

Ms. Gallagher referred to the concept of a “star” community index which is based on the LEED system, but is a community index, not focused on individual buildings.

Mr. Fisher identified three “legs” of sustainable development: ecology, economic growth, and social progress. He suggested that CPAC, in developing the plan needs to look more broadly at the community and not focus on any one of these aspects.

Mr. Harris commented that Mr. Fisher’s statement highlights the benefits and challenges of doing a comprehensive plan – one is “forced” to look more broadly. He suggested that the plan could incorporate a “sustainability index” which could be used as a measure of implementing the plan.

Ms. Gallagher reviewed transportation, conceptually, in terms of sustainability. She noted some examples, without making any recommendations for South Hadley at this time: maintain sidewalks, reduce single occupancy vehicles, congestion reduction.

Ms. Young inquired as to what is doable in South Hadley?

Ms. Miller suggested that the CPAC needs to balance recommendations. Do “full cost” accounting of facilities and recommendations – not just looking at the initial capital costs.

Mr. Harris offered that the recommendations need to be multifaceted; incentives as well as regulations. He suggested that regulations restrict developers from doing undesirable things, but do not encourage or compel them to develop what we want to occur.

Mr. Wilmar commented that regulations can be incentivized. But, we need to make recommendations that can be implemented.

Mr. Gelinas noted that we are not starting with a “blank sheet”. We have to be sensitive to what South Hadley can implement in a reasonable and rational manner.

Ms. Fantini inquired about how Granby is incorporating the Rocky Mountain Institute model code.

Members discussed economic development as a sustainability issue. Mr. Fisher commented that agriculture can be a form of economic development. Ms. Kelleher indicated she agreed, but noted that there are substantial problems with the start up and ongoing costs with farming.

Mr. Harris noted that one aspect of sustainability of farming is the encroachment of residential development on the farms.

Ms. Miller stated that the PVPC is ready to assist the community in implementing its plan recommendations.

Ms. Gallagher suggested some brainstorming sessions on the various topics are helpful.

Ms. O'Brien thanked both Ms. Miller and Ms. Gallagher for coming and speaking with the committee tonight.

3. Other Upcoming Events

➤ Issue Gatherings

Members discussed preparations for the Issue Gathering events for the latter part of July.

Ms. Young noted the following upcoming events

- July 26th is the make up day for the fireworks
- July 18th is the Big Rig Day at BATTERY Brook Park

4. Adjournment

Motion – Mr. Gelinas moved and Mr. Lytle seconded the motion to adjourn. All members present voted in favor of the motion.

The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Richard Harris, Recorder