**EDEN PLANNING COMMISSION REPORT**

As of December 2015, the Eden Planning Commission has a full board with 5 members. Ralph Monticello has volunteered to fill the vacant seat that has been open for the majority of the year. The 5 members of the board are now, Charles Leone (who has kept us up to date on the Shoreline Protection Act), Tracey Morin (acting as secretary recording the minutes and keeping us organized and on track), Ralph Monticello, Candace Vear and Leslie White (acting as chair). We meet in the afternoon, usually on the third Monday every other month. Anyone is welcome to attend the meetings.

One of the roles of the Planning Commission in Eden is to be aware of and review any developmental changes happening in town throughout the year. Any new construction, change in use of a property (such as sub division) or upgrade (such as replacement of a failed septic system) that involves state regulations needs a permit. Copies of the permits are sent to the Town Office for local review. All regulations and official paperwork is solely addressed by the State. The review of these permits allows the Planning Commission to keep pulse of what is happening in town and to potentially participate should any change trigger an Act 250 hearing.

Another role that the Planning Commission plays is to update the Town Plan. Currently, towns need to review and update their Town Plan every 5 years although there has been discussion in the State Legislature to extend that time line to every 10 years. The Selectboard and the Regional Planning Commission adopted Eden’s current Town Plan in the spring of 2013. For that Town Plan revision, the EPC focused on meeting the guidelines of the State and representing our community’s perspective with easy to understand language and a more concise format.

Although the current Town Plan does not expire until 2018, we have already started thinking ahead to the next revision. A grant totaling $8,000 to help in the review process has already been applied for and received! This allows the EPC plenty of time to review the existing 74-page document, solicit community input, include any new State mandates and meet deadlines in a timely manner. One of the goals we will start thinking about in early 2016 are the questions we might pose to Eden residents in another community survey. A previous survey, included in the tax bill mailing to save postage, yielded a strong response to the multiple choice questions posed with many additional comments that were very helpful in understanding the perspective of the residents in Town.

The Eden Planning Commission also participates in the Regional Planning Commission meetings on a monthly basis. The connection with our neighboring communities is an important one. Participation on the regional level helps in understanding the diversity of goals between towns; some definitely supporting increased growth and development while others are more committed to maintaining a rural character. Partnering with our neighbors also gives us a strong voice and allows us to find ways to solve problems collectively. The EPC members respectively ask that the voters approve the appropriation to the Regional Planning Commission this year. We have been the beneficiary of many hours of assistance at the regional level and think this is money well spent.

**Eden Planning Commission:**

Charles Leone

Ralph Monticello

Tracey Morin

Candace Vear

Leslie White