**EDEN PLANNING COMMISSION REPORT**

The Eden Planning Commission has a 5-member board with each person serving a one-year term. The Selectboard makes all committee appointments right after Town Meeting and anyone interested may ask to become involved. The 5 members of the board currently are, Charles Leone, Tracey Morin (acting as secretary, scribe, problem solver and organizer), Ralph Monticello (who also is an elected member to the Lamoille County Regional Planning Commission), Candace Vear and Leslie White (acting as chair and county LCPC representative). We meet in the afternoon, usually at 3pm on the third Monday every month. All meetings are open to the public and are a forum for participation and discussion.

One of the roles of the Planning Commission is to 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) would trigger the state regulations and need a permit. Copies of all permits are then sent to the Town Office for local review. All regulations and official paperwork is solely addressed by the State as the Town of Eden does not have any zoning bylaws in place. Should any of the above changes trigger an Act 250 hearing, the Planning Commission and the community would have the opportunity to respond to these changes.

Our main focus this past year has been the review and update of the 2013 Town Plan. Currently, towns need to update their Town Plan every 5 years although the State Legislature has now extended that time line and the interval has changed to an 8-year cycle. Although the current Town Plan does not expire until 2018, we have been reading through chapters, focusing on representing our community’s perspective and meeting the guidelines of the State. We want the Town Plan to be an informative, concise and easily read document that accurately reflects our values.

The $8,000 grant we were awarded to assist the Commission has allowed us to receive the assistance of a Region Planner. The broader perspective of the professional planners has been very helpful. The EPC also sent out a community survey with the tax bills mailing to save on postage. We received 84 responses with lots of additional comments!! Please check out the number results here in the Town Report. Copies of these results and the comments are available at the town office, on Eden’s web site and we will have copies at town meeting. We also were given some ideas for the next time such as making the survey available on the Town of Eden website and broadening the circulation to those living in town but not necessarily paying property taxes.

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