

10a

Miranda Bergmeier

From: Eydie Pines & John Leigh <johnandeydie@gmail.com>
Sent: Wednesday, September 27, 2017 2:18 PM
To: Miranda Bergmeier; David Ormiston
Subject: Magnificent Elm

Dear Norwich Selectboard and Mr. Durfee,

We would like to weigh in on the sidewalk conversation. We are for sidewalks in the center of town. However, we are not in favor of sidewalks at the expense of the big, beautiful elm tree on 31 Church Street. We feel that this particular elm is more important to the streetscape than a sidewalk. There are alternative routes that could be explored for students to get to Marion Cross safely without disturbing the elm tree.

Please think long and hard before disturbing this magnificent tree.

Thank you,

Eydie Pines and John Leigh
318 Hopson Road

106

Miranda Bergmeier

From: lisa cadow <lisa.cadow@gmail.com>
Sent: Wednesday, September 27, 2017 2:20 PM
To: Miranda Bergmeier; David Ormiston
Subject: Norwich Elm

To the Norwich Selectboard and the Norwich Town Manager,

I am writing to express my hope that the proposed sidewalk project is reconsidered in a way that would save the Norwich Elm.

Thank you for your work and careful planning,

Lisa Cadow
261 Route 132
Norwich, Vermont

10c

RECEIVED
SEP 27 2017
TOWN MANAGER'S OFFICE



Norwich Fire District
Norwich, VT 05055

August 10, 2017

RE: Letter of Intent for Norwich Fire District Solar Project

Dear Norwich Fire District Prudential Committee,

We are pleased to provide this Term Sheet as our indication of intention to build and operate a 500 kW-AC solar project (the "Project" or "System") located on land owned by the Norwich Fire District ("NFD"). In particular, NFD will enter into a lease agreement to host the Project in return for solar lease payments described below. These lease terms are those we expect to be included in the definitive Solar Lease Agreements ("Solar Lease") to be fully negotiated following signing of this term sheet.

Additionally, NFD will also receive solar net metering credits from approximately 45 kW-DC of the solar array and purchase these solar net metering (NM) credits at a discounted rate as described below. The solar NM purchase terms are those we expect to be included in the definitive Solar Services Agreement ("SSA") to be fully negotiated between NFD and the Project Investor following signing of this term sheet.

Project, Pricing, and Key Assumptions:

Solar Lease for 500 kW-AC solar array on approximately 3.5 acres of Norwich Fire District Land located on Route 5 as presented in the attached site plan. NFD signs a 25 year lease for hosting this solar array with a newly purpose formed Project Company (e.g. NFD Community Solar, LLC) owned by Norwich Technologies and the Solar Investor.

Compensation for the lease entails:

- 1. \$10,000 to be paid at time of lease signing.
- 2. \$65,000 additional to be paid at time of project commercial operation.

Solar Services Agreement "SSA" for approximately 45 kW-DC portion of solar. NFD signs a 25-year SSA agreement for NFD to buy solar net metering (NM) credits from a portion of the 500 kW-AC solar array. NFD will save money on their electricity costs based on the discounted solar NM credits. Details include:


- 1. Value of Year One NM credits is estimated at \$8450 (average of \$787/month).
- 2. NFD agrees in SSA to purchase solar NM credits at 90% of their value (10% discount)

- The Solar Lease and SSA will have a term of [25] years, running from the Commercial Operation Date (to be defined in the Solar Lease and SSA).

52 Bridge Street,
White River Junction, VT 05001
802-281-3213
www.norwichtchnologies.com

- The Solar Lease will include an easement to approximately 3.5 acres of the NFD Route 5 property as highlighted in the attached site plan. In addition to the site plan, the approximately 3.5 acres will be described by metes and bounds within the Solar Lease Agreement, and that description will require approval of the NFD prior to execution.
- The Solar Lease will include a decommissioning provision wherein the Tenant shall procure and maintain throughout the Term an irrevocable standby letter of credit or other appropriate A-rated financial security, which names NFD as third party beneficiary and carries a face value of no less than \$50,000.
- The Solar Lease will include an access provision wherein Tenant will coordinate all installation and maintenance activities that require the usage of potentially hazardous operational fluids (gasoline, hydraulic fluid) with the advance notice and approval of NFD.
- NT will reimburse NFD up to \$2,500 in legal expenses for review of the Solar Lease Agreement. NFD will provide NT with copies of the original invoices from legal firm which include itemization of the legal work sufficient to indicate that the legal work was related to this solar Project.
- NT will commence 45-day notice and permitting process (at NT's sole expense) following signing of this Letter of Intent.
- The Solar Lease and SSA will be subject to customary conditions precedent including the following:
 - Signed lease agreements for the Project between the Project Company and NFD.
 - Receipt of an Interconnection Agreement from Green Mountain Power.
 - Receipt of all necessary discretionary and non-discretionary permits and regulatory approvals included but not limited to: planning and zoning board approvals, wetlands determination, satisfactory evidence that no endangered species or wildlife exists at each site, and all additional permits and environmental diligence pertaining to each site as is required by Norwich Technologies and the Project Investor. The cost of such permits and approvals will be paid by Norwich Technologies or the Project Investor.

Norwich Technologies, Inc.:

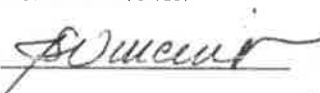
BY: 

NAME: Joel Stettenheim

TITLE: President

DATE: 9/25/17

Norwich Fire District:

BY: 

NAME: JONATHAN VINCENT

TITLE: CHAIR, NORWICH F.D. PRUDENTIAL COM.

DATE: 9/21/17

52 Bridge Street,
 White River Junction, VT 05001
 802-281-3213
www.norwichtchnologies.com

10d

Miranda Bergmeier

From: Courtney Dobyms <cdobyms1@myfairpoint.net>
Sent: Wednesday, September 27, 2017 3:54 PM
To: Miranda Bergmeier; David Ormiston
Subject: Correction: ELM TREE

I said that Kristin and Stuart have paid to care for this tree for 10 years. I meant to say 20 Years!!
Thank you for reading Cal Felicitti's letter (Chippers) Again, Courtney Dobyms

- >
- >
- > To the Selectboard and Town Manager:
- >
- > I am writing in reference to the Elm Tree on the Close/Brown property on Church St.
- > Please do not put a sidewalk on this side of the street. It would maybe even kill the tree according to Chippers.
- > It is a very special tree and worth making sure that it stays healthy. Kristin and Stuart have done a remarkable and honorable job maintaining it for 10 years!
- > I have spent many hours in the shad of this tree as I am the garden designer and maintainer of these gardens at 31 Church St.
- > Thank you,
- > Courtney Dobyms

10e

Miranda Bergmeier

From: Kathryn Doherty <kathryn.l.doherty@gmail.com>
Sent: Wednesday, September 27, 2017 4:23 PM
To: Miranda Bergmeier; David Ormiston
Subject: Sidewalk vs. Elm tree on Church St.

Dear Mr. Durfee and Selectboard members,

I like the idea of a walkable and bikeable town. So, I understand why the town is considering putting a sidewalk along Church Street.

However, it would be a shame to jeopardize the health of the beautiful old Elm tree at 31 Church St. I hope the town considers this when making a decision about the sidewalk. A sidewalk going around the tree will still destroy some of the root system, and may end up killing the tree.

Perhaps there is a way to have both a walkable Church Street and the beautiful Elm tree. Is walking along Church Street fine just the way it is? If not, what about a gravel path instead of a sidewalk where a sidewalk would have gone?

Something else to keep in mind is that some of the children from the families who live on the MCS side of the street sometimes walk to school on the trails in the Milt Frye area.

Thanks for your consideration,

Kathryn Doherty
Norwich

James H, Wilson & Margaret Parsons
23 Church St.
Norwich, Vt. 05055

To whom it may concern:

Re: Proposed sidewalk along the NW side of Church St.

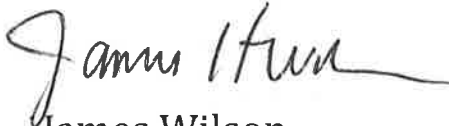
We recently (May 2017) bought the house at 23 Church St. Last fall, when looking for homes near the center of Norwich, one of the major attractions to this house was (and is) the privacy. Despite being close to major highway (Church St.), we were attracted by the fact that there was no sidewalk, hence no obvious entry to the house from the road. The "front" door was rarely used by the previous owner, never by us. There existed and exists today a very pleasant sense of privacy in our side yard. We value this greatly.

In addition, while the distance and space between the house and the road is quite small, there are several old and large trees there that act not only as a buffer between the road and the house, but also to enhance the beauty of the street and the neighborhood. This is a benefit to everyone in town as well as those passing through on Route 5

If a sidewalk were constructed, as proposed, it would radically change the whole nature of the residence and the neighborhood, reducing, at least in our view, the value of the property. Furthermore, arborists say that the large trees and roots there would not withstand the construction necessary to create a sidewalk. This would have a serious and negative impact on both the attractiveness and the value of the property.

While we know others have spoken against the need for such a sidewalk, we also believe that there is no evidence that safety, particularly of the children, is in any way jeopardized under the present setting. And the persons serving as crossing guards do a terrific job, not only shepherding young folks across the street but also adding a friendly and human atmosphere.

Respectfully.


James Wilson


Margaret Parsons

9-19-17

109

Miranda Bergmeier

From: Sandy Bailey <bsbaileyvt@aol.com>
Sent: Wednesday, September 27, 2017 4:58 PM
To: Miranda Bergmeier
Subject: Tree

Dear Norwich Selectboard,

As a taxpayer and former resident on Church Street, I am opposed to the plan to install a sidewalk on Church Street that will be detrimental to one of New Englands oldest and healthiest living elm trees.

My children and I walked to and from school for many years with no problems.

Thanks,
Sandy Bailey

Sent from my iPhone

109

Miranda Bergmeier

From: Sandy Bailey <bsbaileyvt@aol.com>
Sent: Wednesday, September 27, 2017 5:02 PM
To: Miranda Bergmeier
Subject: Transfer Station Passes

Dear Norwich Selectboard,

As our taxes have continued to increase, please consider giving all households who receive state payments to help offset our ever increasing taxes...free pass to the transfer station.

Sandy Bailey
1411 Union Village Rd

Sent from my iPhone

10h

Miranda Bergmeier

From: Dana Ireland <dana.s.ireland@gmail.com>
Sent: Thursday, September 28, 2017 1:21 PM
To: Miranda Bergmeier
Subject: Sidewalk agenda item

Hello selectboard, I hope this gets to all of you. I would like to thank you for listening and hearing the many sides of the sidewalk issue. I felt regarded, taken seriously, and the essence of my own concerns; the lack of consideration or even civil conversation from Tracy Hall, was addressed, as well as the quiet march of monies spent. I am happy to be part of a neighborhood conversation and am thankful for the motion made by John L that gives us time to brainstorm.

Dana Ireland

Sent from my iPhone



MEMO

TO: Selectboard Chairs
FROM: Dee Gish, Finance Manager
DATE: September 28, 2017
RE: TRORC Determination of Energy Compliance

Dear TRORC member towns:

Yesterday TRORC received a Determination of Energy Compliance from the Vermont Department of Public Service. Enclosed please find copies of the Certificate of Compliance and a companion document that records the procedural history, discusses public comments, and offers observations on the TRORC Regional Energy Implementation Plan that was adopted by the TRORC in July. These documents can be found on the TRORC website: <http://www.trorc.org/programs/energy/regional-energy-plan>. The Determination, in accordance with 24 V.S.A. §4352(a) affirms that the TRORC Energy Implementation Plan and Regional Plan comply with the requirements for enhanced energy planning.

Now that TRORC has received a Determination, TRORC is expected to evaluate municipal plans that have undertaken enhanced energy planning, have completed the municipal determination standards application, and would like to receive a municipal Determination of Energy Compliance. Towns receiving an affirmative Determination will be afforded **substantial deference** in the Section 248 process for energy generating facilities. Town plans must be approved by TRORC in order to be eligible for an affirmative Determination. Please remember that conducting enhanced energy planning for obtaining the Determination is voluntary. Towns may engage in enhanced energy planning either as an amendment to their currently approved Town Plan, or as part of the scheduled Town Plan review process.

TRORC appreciates, as always, public comments and participation in the planning process. If you have any questions, please contact Dee Gish or Chris Damiani at 802-457-3188.

Thank you.

128 King Farm Rd.
Woodstock, VT 05091
802-457-3188
trorc.org

William B. Emmons, III, Chair
Peter G. Gregory, AICP, Executive Director

**STATE OF VERMONT
PUBLIC SERVICE DEPARTMENT**

24 V.S.A. § 4352 Determination No. 4

CERTIFICATE OF ENERGY COMPLIANCE

On this 27th day of September 2017, I affirmatively determined that the Two Rivers-Ottauquechee Regional Plan duly adopted on July 26, 2017, and the Two Rivers-Ottauquechee Regional Energy Implementation Plan duly adopted on July 26, 2017, comply with the energy planning requirements set forth in 24 V.S.A. § 4352.


Riley Allen
Deputy Commissioner
Vermont Public Service Department

Pursuant to 24 V.S.A. § 4352, a regional planning commission aggrieved by an act or decision of the Commissioner of Public Service may appeal to the Natural Resources Board established under 10 V.S.A. chapter 151 within 30 days of the act or decision.

**STATE OF VERMONT
PUBLIC SERVICE DEPARTMENT**

24 V.S.A. § 4352 Determination No. 4

**DETERMINATION OF ENERGY PLANNING COMPLIANCE PURSUANT TO
24 V.S.A. § 4352 FOR TWO RIVERS-OTTAUQUECHEE REGIONAL COMMISSION'S
REGIONAL PLAN AND ENERGY IMPLEMENTATION PLAN**

I. INTRODUCTION

Today, in my capacity as the Deputy Commissioner of the Vermont Public Service Department (“Department”)¹, I have issued the attached certificate memorializing my affirmative determination pursuant to 24 V.S.A. § 4352(a) that the Two Rivers-Ottauquechee Regional Energy Implementation Plan (“TROREIP”) and the Two Rivers-Ottauquechee Regional Plan (“TRORP”) comply with the requirements of 24 V.S.A. § 4352 for enhanced energy planning.² This determination is made solely as to whether the TROREIP and TRORP comply with the statutory planning requirements of 24 V.S.A. § 4352. This determination does not mean that the Department endorses the substantive policy judgments contemplated or promoted in these plans. Additionally, I hereby record the procedural history leading to the compliance determination, as well as a report of the public comments the Department received. Finally, some observations are offered that may prove helpful to other regional planning commissions and municipalities that choose to seek an enhanced energy planning compliance determination under 24 V.S.A. § 4352.

¹ Commissioner June. E. Tierney recused herself in order to avoid any appearance of a conflict of interest as she is a resident of the area served by the Two Rivers-Ottauquechee Regional Commission.

² The TRORP and TROREIP were duly adopted on July 26, 2017.

II. PROCEDURAL HISTORY

On July 27, 2017, the Two Rivers-Ottauquechee Regional Commission (“TRORC”) submitted the TROREIP and TRORP (collectively the “Plans”) for a determination of compliance with the enhanced energy planning standards set forth in 24 V.S.A. § 4352.

On August 21, 2017, notice of a public hearing scheduled for September 5, 2017 was posted on the Department’s website.

On August 21, 2017, notice of a public hearing scheduled for September 5, 2017 was mailed directly to the TRORC.

On August 22, 2017, notice of a public hearing scheduled for September 5, 2017 was published in the Valley News.

On August 24, 2017, notice of the September 5, 2017 public hearing was published in the Herald of Randolph and the Vermont Standard.

On July 28, 2017, the Department solicited recommendations from the Secretaries of Agriculture, Food, and Markets; Commerce and Community Development; Natural Resources; and Transportation as to whether TRORC’s Plans should be certified as compliant with the requirements of 24 V.S.A. § 4352. The Department received responses from the Agencies of Agriculture, Food, and Markets (“AAF”), Natural Resources (“ANR”), and Transportation (“AOT”).

On September 5, 2017, the Department convened a public hearing in the Chase Community Center at Vermont Law School in South Royalton, Vermont.

III. AGENCY COMMENTS

Agency of Transportation

AOT stated that it did not have any recommendations for changes to the plan.

Agency of Natural Resources

ANR stated that it did not object to certification of the plan, and provided several comments regarding mapping, woody biomass, preferred locations, and municipal assistance. ANR noted two differences in the mapping methodology employed by TRORC: 1) areas identified as “unsuitable” by the TRORC were removed from the energy potential maps, and 2) known and possible constraints were combined into a single constraints layer. However, ANR did not object to the mapping methodologies used by the TRORC. ANR stated support for the Plans’ consideration of sustainable woody biomass management in the TRORC region, inclusion of guidance for municipalities, commitment to helping its member municipalities implement Act 174, and its encouragement of municipal identification of preferred locations.

Agency of Agriculture, Food, and Markets

AAFAM requested that future plans consider on-farm methane digesters as a potential source of renewable energy. As AAFAM provided this recommendation for consideration in a future regional plan it did not form part of the compliance determination that was made today. That said, TRORC is encouraged to coordinate with AAFAM regarding this issue in future planning activities.

IV. PUBLIC COMMENTS

I thank the members of the public who took the time to provide me with feedback on the Plans and this review process, whether in writing or by speaking at the September 5th public hearing. It has been both my duty and privilege to listen to and consider these public comments. This determination decision I am statutorily charged with making affects the lives of the citizens of the Two Rivers-Ottauquechee Regional Commission's service area and I have not undertaken it lightly. What follows is a summary description of the comments the Department received:

Members of the public expressed concerns regarding the sale of renewable energy credits, decommissioning projects, whether land in current use can be used to host a solar array, and whether the transportation section of the plan addresses heavy duty vehicles.

While most of these comments were not strictly related to the determination I must make today, they highlight the importance of these issues to the residents of the area served by the TRORC. I appreciate and welcome the engagement in both regional and local energy planning.

IV. DEPARTMENT OBSERVATIONS

Act 174 created a new energy planning process in Vermont for regional planning commissions and municipal planning bodies. Pursuant to this process, a regional planning commission has the option of submitting its duly-adopted regional plan to the Commissioner of the Public Service Department for an affirmative determination of compliance with the statutory standards of 24 V.S.A. § 4352. When a regional plan has received an affirmative compliance determination under Section 4352, the Vermont Public Utility Commission is required to afford substantial deference in Section 248 proceedings to the land conservation measures and specific

policies contained in such a duly-adopted regional plan when reviewing any proposed electric generation facility in the region covered by that plan.

While a regional plan that has received an affirmative determination of energy planning compliance must be given substantial deference by the Public Utility Commission when reviewing the siting impact of a project, such as under the “orderly development” criterion of Section 248(b)(1), that does not mean that the regional plan automatically or ultimately decides whether a project will receive a Section 248 permit. Rather, a regional plan that has been determined to comply with 24 V.S.A. § 4352 will only serve, as warranted, to inform the several statutory criteria the Commission must apply when considering whether a proposed project should receive a Section 248 permit.

Pursuant to 24 V.S.A. § 4348b(a), regional plans must be amended or updated and adopted or readopted every 8 years. In turn, every six years, the Department is required to adopt a Vermont Comprehensive Energy Plan (CEP),³ which must include recommendations for regional and municipal energy planning and standards for issuing a determination of energy compliance.⁴ During these intervals of time new statutes, rules, technologies, and policies may be adopted that could substantially affect the standards and the goals in the CEP. The analysis, targets, and goals presented by the TRORC to meet the planning standards developed by the Department pursuant to Section 9 of Act 174 represent one potential path for achieving energy goals; this potential path is not a directive or a prescription for what must be done or where specific resources must be located. The specific targets and measures should be viewed as aspirational and should not be interpreted as mandatory requirements. For example, a specific area that is marked on a regional planning map as “prime solar” does not mean that the entire

³ 30 V.S.A. § 202b(c)

⁴ 24 V.S.A. § 4352(d)(1)

area will be filled in with solar panels; rather it simply indicates an absence of specific restrictions such as vernal pools or agricultural soils. Any proposed solar project will still need to be reviewed by the Public Utility Commission and affected neighbors and communities will still have the opportunity to provide comments on any proposal and to explain why they do or do not support the proposed construction or siting of that particular project.

The TRORC has developed regional and municipal targets for renewable energy generation; these are included in Appendix C of the TROREIP. These regional and municipal targets are not mandatory for the TRORC's member municipalities. In other words, to the extent that individual municipalities wish to develop enhanced energy plans, these targets developed by the TRORC may serve as tools or guides, but they in no way restrict how individual municipalities develop their own targets for energy planning purposes.

The TRORC conducted a campaign to provide the public with notice and an opportunity to participate in the planning activities that produced the Plans. It is very important that the public is afforded ample opportunities to participate in the planning process. A brief overview of their process is included below.


- The TRORC held three public comment forums on September 27, 2016, September 29, 2016, and October 5, 2016.
- The TRORC held two public hearings on April 12, 2017 and April 13, 2017.

Finally, the TRORC included a number of recommended action items directed towards this Department. For example, Action #7 on page 15 of the TROREIP states, "DPS should work with fuel dealers to encourage them to become energy service providers." While it is important for the TRORC to consider action items beyond their direct control as such actions can have an

impact upon planning for their region's energy future, these action items are not binding upon the Department.

Dated at Montpelier, Vermont this 27th day of September 2017.

VERMONT PUBLIC SERVICE DEPARTMENT

A handwritten signature in black ink, appearing to read "Riley Allen", is written over a horizontal line.

Riley Allen, Deputy Commissioner
Vermont Public Service Department

10j

Miranda Bergmeier

From: Ernie <ernieciccotelli@gmail.com>
Sent: Thursday, October 05, 2017 11:55 PM
To: Miranda Bergmeier
Subject: Letter to the Select Board
Attachments: Letter to the Select Board and Planning Commission.doc

49 Tigertown Road
Norwich, Vermont 05055
Ernie.Ciccotelli@gmail.com

October 5, 2017

To the Norwich Select Board, and
To the Norwich Planning Commission:

The most commonly quoted definition of sustainability comes from the 1987 United Nations Report called "Our Common Future", also referred to as "The Brundtland Report". The definition is located in Our Common Future at Chapter 2, paragraph 1, and states:

"Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It contains within it two key concepts:

- the concept of needs, in particular the essential needs of the world's poor, to which overriding priority should be given; and
- the idea of limitations imposed by the state of technology and social organization on the environment's ability to meet present and future needs."

Sustainability is a quality applied to our endeavors that is not a luxury or amenity, but at the current point in history, is an inescapable requirement of how we as individuals and together as communities and society must behave toward our planet. We have no alternative but to plan for the sustainable use of our resources, unless we want to believe that the planet and its resources are infinite, or other flat earth beliefs, such as that there is no such thing as anthropogenic aspects of climate change.

The Norwich Town Plans, and any development guided by them, must incorporate the principles of sustainability as it pertains to development as we go forward into the future. The word "sustainable" is sprinkled throughout the publicly available drafts of the proposed Town Plan which is supposed to be released by the Planning Commission in the near future. However, review of the drafts shows that the principles of sustainability, particularly as they pertain to development, are either not well understood and articulated by the Planning Commission, or they are mentioned only as a means of implying attention to those principles so as to mollify those citizens likely to oppose the upcoming Town Plan if it does not include sustainable principles.

On page 1-8, the latest draft of the Town Plan states "Sustainability can be defined as meeting our needs in the present without compromising the ability of future generation to meet their needs". (Emphasis added.) There are two problems with this basic statement:

1. Sustainability is not something that can or cannot be defined. It is has been clearly defined by a number of academic and political parties, none of which are more qualified than the UN commission that recognized the definition set forth at the beginning of this letter. Sustainability is defined, and the Town Plan must recognize and include that fact.
2. The use of the permissive language, "can" creates a false ambiguity as to what sustainability and sustainable development constitute. The Planning Commission and the Select Board have received comments regarding the many instances of such ambiguous language in Planning documents, and the fact that such ambiguous language and the ambiguities created by it weaken the Town's planning regulations, often to the point of uselessness, and permit parties with

nefarious or greedy inclinations to game the regulations to their own short term benefit, and to the Town's long term detriment.

Sustainable Development – that is, development that incorporates the principles of Sustainability – is not the same as so-called “Smart Development”, the dogma of which is cited in the Town Plan as guiding development in the future. As stated on page 1-8 of the proposed Town Plan: “Central to achieving a sustainable future is the need to change our land use development practices and patterns. Smart growth describes a pattern of land development that uses land efficiently, reinforces community vitality and protects natural resources. Smart growth is about ensuring that development is good for the economy, community and the environment.” The discussion of “Smart Growth” goes on to list specific results of the Smart Growth dogma, but nowhere does the concept of limits to resources get raised. This is important because the principles of Sustainability in all cases incorporates the common sense idea that everything has limits, and those limits must be taken into account.

The Smart Growth language ignores the idea of limits. No doubt its advocates will argue that the notion of limitation is inherent in the Smart Growth language. But such arguments ignore the fact that in government, regulation, and politics, language is everything, and lack of express or explicit language of any sort inherently and logically leads either to ambiguity or to permission to take action that is not specifically prohibited.

The Town Plan must unambiguously include the definition and the principles of sustainability in the Town Plan and all its planning regulations and definitions. Without complete incorporation the principles of Sustainability in the Town Plan and planning regulations, the Town Plan and planning regulations will simply be politicized, Flat-Earth gibberish out of step with scientific, environmental, and social realities.

Thank you.

ErnieCiccotelli