



# MAD RIVER VALLEY

## PLANNING DISTRICT

Fayston • Waitsfield • Warren

### MAD RIVER VALLEY PLANNING DISTRICT PARTNERS MEETING January 12, 2023 Minutes

**Steering Committee Members Present:** Bob Ackland (Warren SB), Dan Raddock (Warren PC), Christine Sullivan (Waitsfield SB), Brian Voigt (Waitsfield PC – remote), Jared Cadwell (Fayston SB), Don Simonini (Fayston PC), Margo Wade (Sugarbush), Eric Friedman (Chamber of Commerce)

**Staff Present:** Joshua Schwartz, ED

**Board Members, Commission Members, and Staff Present:** Warren Selectboard: Camilla Behn (remote), Andrew Cunningham, Devin Klein Corrigan, Luke Youmell; Warren Planning Commission: Michael Bridgewater, Dan Raddock, Jim Sanford; Warren Staff: Ruth Robbins; Waitsfield Selectboard: Chach Curtis; Waitsfield Planning Commission: Kevin Anderson, Bob Cook, Emma Hanson; Fayston Selectboard: Chuck Martel (remote); Fayston Planning Commission: Rebecca Baruzzi; Sugarbush Staff: John Hammond, Keith Paxman, JJ Toland; CVRPC: Christian Meyer, Clare Rock

**Others Present:** Perry Bigelow, Ted Brady (ED, VLCT), Paul Costello, David Dion, Kari Dolan, John Egan, Anthony Italiano (MRVTV), Michelle Liebowitz, Peter MacLaren, Freddie Mahlmann, Corrie Miller, Andy Phelan, Don Swain, Amy Tomasso

#### I. Arrival

The meeting commenced shortly after the 6:30 arrival time. The meeting was held in person and streamed live via MRVTV. Additional input was received via email before, during, and after the meeting; some of which is included in the bullet points below.

#### II. Introductions

Bob Ackland provided an overview of the meeting's intent and introduced Ted Brady and Paul Costello.

#### III. Keynote – Ted Brady, VLCT

Ted outlined the importance of the MRVPD, pointing out why increasing demands on municipalities serve to emphasize the need for more regionalization and cooperation among towns.

#### IV. MRVPD Overview: Mission, Approach, & Deliverables

Joshua Schwartz outlined the purpose and mission of the PD, explaining also how the group has operated over the years. He provided some historical context and information, explaining the evolution of the PD and the founding documents, including the MOUs between the towns, Sugarbush, Valley Chamber, CVRPC, State of Vermont and associated Articles of Agreement. He noted that much of this information is available in the History section of PD's website. Joshua spoke of the PD's vision statement, highlighted some past efforts and successes, and explained the strategies, guiding approaches, and goals behind current work domains.

#### V. Q and A

No attendees asked questions related to the information that Joshua provided.

#### VI. MRVPD Members Discussion: MRV's current & anticipated challenges

Paul Costello facilitated a discussion among PD organization members, including a focus on structural

challenges with how MRVPD works, during which the following topics were raised and associated comments made:

- Housing
  - Determination of available resources and how to access
  - Outline who is responsible for housing
  - Funding the infrastructure needed for increased housing development
  - Understanding the impacts of short-term rentals on housing
- Collaboration
  - Communication between towns – Planning Commissions
  - Communication between towns – Selectboards
  - Communication within towns between the Selectboard and the Planning Commission
- Visioning/Action
  - Town Boards and Commissions to set direction, PD to implement
  - Not clear that all are pulling in the same direction
  - Lack of institutional knowledge
  - Sense of a lack of collaboration
  - Sense of decisions favoring resort operations rather than human needs
- Staff turnover challenges
- The role of Sugarbush
  - Less time focused on Sugarbush currently than in the beginning
  - Sugarbush should possibly not retain the same membership role going forward
  - Recreation as a whole much larger part of economy
  - Important direct and indirect impacts of Sugarbush on the MRV
  - Voting rights
    - Sugarbush does not have a vote
    - Steering Committee very rarely votes – most often consensus
- General concerns/challenges
  - Town plans legally require so much inclusion of detail, hard to focus on vision
  - PD to provide leadership and technical support to towns
  - Climate impacts, particularly migration
  - Forest fragmentation
  - Housing for less affluent
  - Established residents priced out by taxes
  - Transportation within and to/from MRV
- Coordination
  - Towns not always in synch with each other – at times even stepping on toes
  - Three towns – different personalities/priorities
  - Original documents are focused on Sugarbush – new organization may be prudent
  - ARPA fund distribution could be shared decision-making
  - PD at times receives no input from towns re priorities/focus areas
  - PD should facilitate
  - Trust and relationship issues

**VII. MRVPD Members Discussion: MRVPD role in addressing and collaborating on the MRV's current issues & future needs**

Paul continued to lead the discussion and ask for feedback from PD members regarding the PD's roles going forward.

- Serve as facilitator
  - Assist towns in thinking together
  - PC targets – towns partner with each other
  - Help create roadmap to final goal
  - Housing funding
- Town Plans
  - Should serve as guide for towns/selectboards – neglected in day-to-day focus
- Future challenges
  - Waitsfield intention to utilize PD time for water/wastewater infrastructure
    - Appropriate role due to Irasville being economic center
  - Climate change effects
    - On economy
    - On population
    - On the landscape – stormwater, wind damage
  - Cooperation/coordination for grant seeking and other funding
    - LOT
      - Possible misunderstanding of the PD and the proposal
  - Staffing needs
    - Level needed
    - Retention
  - Relationships
    - Role of RPC
    - Shared funding
  - Other needs/suggestions
    - Nimble – ready to take advantage of opportunities
    - Transportation network
    - Pedestrian/cyclist safety
    - Paths to parallel major roads
    - Community gathering places
    - Emergency services coordination
    - Increased community engagement
    - More frequent changes in membership/leadership
    - Include Moretown and potentially Duxbury in the mix
    - Energy efficiency/clean energy development

#### **VIII. Public Discussion: Vision, Values, & Ideas for the future of MRVPD**

Members of the public present were asked by Paul to provide comments regarding the future of the PD.

- Structure and associated relationships critical – some sense that Chamber has not always been in full relationship with PD
- Provide funding for two senior planners
- Coordination with non-profits has been more effective than that with towns
- Benefits of developing a shared long-term vision
- Communication issues – need to work together on infrastructure, etc.

- Determine who should be at the table but hasn't been
  - Community involvement
  - Conservation commissions
  - Stakeholders for goals being pursued
- Housing also has underlying needs to be addressed – cooperation necessary
- PD is key strategic partner for CVRPC
- Many issues the same after decades, but attitude is different – no longer anti-development/business

Paul spoke of the need for moving forward cohesively, noting that important issues were raised during this discussion, and supporting the ability of the PD to help work through these in some fashion.

#### **IX. Observations**

Ted provided some observational comments, indicating that in order for the PD to succeed, it needs the authority to do so. He pointed out that there are challenges that are not likely to be solved by the individual towns, and that some of these are unique enough that working with the RPC might not be effective. He also noted that Sugarbush continues to be a critical member of the relationship, but that it needs to be recognized how the situation has evolved and potentially make appropriate adjustments.

#### **X. Closing Comments and Next Steps**

Bob asked for input regarding what steps should be taken moving forward, noting that housing is an obvious issue to focus on and that the upcoming budget includes funding for filling the vacant position at a higher rate of pay. Suggestions were offered, including:

- Develop a menu of suggested items that could be accomplished in working toward goals – bring to selectboards
- Outline what work on housing means
- Continue the study of short-term rental impacts
- Keep character and ethic of the community and caring for the land in mind
- Serve as resource for developers

# **Addendum**

**MRVPD Partners Meeting 1.12.23 Emailed Input**

----- Forwarded message -----

From: **Alice Peal** <[atpeal@gmavt.net](mailto:atpeal@gmavt.net)>

Date: Thu, Jan 12, 2023 at 2:41 PM

Subject: Letter to MRVPD for tonight's meeting

To: Jared Cadwell <[cadwelljared@gmail.com](mailto:cadwelljared@gmail.com)>

Hi Jared,

Happy New Year to you. Below is a memo with my questions/concerns regarding the MRVPD. These come from my time working with and observing the work of the Planning District. Though I could not attend tonight I did want all to know that I thought about the purpose of the meeting and did want to offer my input. I hope you can share some of this and the questions I ask tonight. - Alice

To the MRVPD:

I regret that I cannot attend tonight's MRVPD Meeting. Two things - 1. I am still self isolating on my doctor's advice 2. My son is visiting from Boston (after pre testing and with masking)

Here are some questions and comments for the Planning District.

I have used the staff at the PD for their advice and expertise on grants, projects and general questions I have had for my Planning Commission Work. I have found this to be beneficial and it has help work move forward. Also in the other direction I have worked with PD staff to review and edit/comment on common projects (e.g. the Waitsfield Poster text for the Housing Summit.

I am concerned about the points where the Planning District and the Town Planning Commissions meet and local projects that are and should be in the domain and direction of local Town Selectboard and Committees. My concerns are general and include some efforts with staff (my least concern) and also with the ideas and directions of the PD Steering Committee. The Planning District should not try to replace local government.

What I think the Planning District is good at:

1. Providing help when asked
2. Planning and conducting Valley Wide Meetings like the recent Housing Summit, staff help with the Waitsfield Water and Wastewater Community Meeting, help with a Natural Habitat Education Meeting. Help with the materials needed for these meetings, e.g posters, sponsorship, screens, projectors
3. The MRVPD Dashboard - this is a great summary application and does a great job pointing to data sources for follow up
4. Involvement and Assistance with the VOREC Grant and Project for the Bike Hub at Rte 100 and 17. The Trail Signage project. Helps to build our recreational offerings.

Where I think the PD is weak:

1. Climate Change - I found it odd that this was not a priority in the past years's work plan. Specific requirements for Towns will be coming from the State Climate Action Plan. The PD should be prepared to offer support, and sponsor Valley Wide meetings on Climate Change.
2. Communication and advertising PD assets available to the Valley Community The Dashboard is great - more awareness of it for the community would help.
3. Outreach to attract more Valley Resident participation in Planning District activities

4. Communication from both staff and the Steering Committee about current and planned projects and financials.
5. The MRVPD website has a terrific repository of documents, studies that have been completed by the PD or by local and state agencies. But, how do we know that they are there? From my technical background I will comment that the website is difficult to navigate.

My last comments are about the Transportation Advisory Committee (TAC). I've been a member for a while. I've seen membership increase by one or two but then shrink. The very big issue in the Valley that is parallel to the Housing Issues is transportation. How do residents get to Valley areas and more importantly to Waterbury and Montpelier. We need to get people to jobs, and to bring people into the Valley for jobs. Right now the #1 transportation method is hitchhiking. Free Wheeling our transportation service was created after the creators got frustrated with the TAC and left to create the program on their own.

Free Wheeling, the Valley transportation program offering ride, was created after the persons with this vision left the TAC due to their frustration with TAC and PD help.

The Transportation Advisory Committee needs new members, a direction with new projects for carpooling, less dependence on cars to reduce emissions, walkability. Transportation is more than just bike routes. The PD needs to advertise for new members and new projects.

Alice Peal, Waitsfield Planning Commission, Chair

From: Phil Huffman <phil@madriver.com>

Subject: Re: MRVPD Partners Meeting | 1/12/23

Date: January 12, 2023 at 4:25:21 PM EST

To: Joshua Schwartz <mrvpd@madriver.com>, Christine Sullivan <csullivan@gmavt.net>, Jared Cadwell <cadwelljared@gmail.com>, Bob Ackland <ackland@gmavt.net>

Cc: Brian Shupe <bshupe@madriver.com>, Alice Peal <atpeal@gmavt.net>, Brian Voigt <brian.voigt@uvm.edu>, Bob Cook <moosevt@gmail.com>, Paul Costello <pcostello802@gmail.com>

Hi folks,

I had been looking forward to participating in tonight's meeting, but it turns out it's our family's last evening all together before our older son Alden heads back to college so that's taking priority. Sorry to miss the presentation, dialogue, and chance to connect with you and many other kindred community spirits at this important milestone for the PD.

Since I won't be there, I wanted to offer a couple of thoughts in haste:

- Sincere kudos and thanks to everyone who's had a hand in the PD in various ways over the decades. There's no debating that this unusual (unique?) entity has had a huge positive impact for the Valley and for all of us who are lucky enough to call it home and others from near and far who love it too.
- The PD's cross-border/Valley-wide, holistic/integrative vision, and inclusive approach are even more important now than they were in the early days in light of the intensifying challenges of this time (climate change, affordable housing, community vitality, etc..).
- Still need to find a way to bring Moretown formally into the tent! (I know, I'm at the end of a long list of smarter people who've noted and been trying to solve that point for about as long as the PD's been around, but thought it's worth flagging in this moment.)
- Going forward, it's vitally important for the PD to keep the Valley's environmental/landscape integrity as a key pillar of its vision and work. This is the foundation of our Golden Goose and a core value of the vast majority of Valley residents, and we need the PD's ongoing commitment to it as a complement and supplement to what the towns, NGOs, businesses, residents, and others bring to bear to sustain and enhance it. I don't have any particular initiatives in mind at the moment that the PD needs to jumpstart or lead in this realm, but offer the thought more as a reminder/plea for the near- and long-terms.

Thanks for considering these thoughts. Happy to talk with any of you about them and other things in the PD's realm if it'd be helpful.

Hope the meeting goes well tonight. I'll look forward to getting caught up on it in the coming days.

All the best,

Phil

Phil Huffman  
560 Brook Road  
Waitsfield, VT 05673  
(802) 371-9501 (mobile)  
[phil@madriver.com](mailto:phil@madriver.com)

**From:** Brian <bshupe@madriver.com>

**Subject: Re: MRVPD Partners Meeting | 1/12/23**

**Date:** January 12, 2023 at 5:22:17 PM EST

**To:** Phil Huffman <phil@madriver.com>

**Cc:** Joshua Schwartz <mrvpd@madriver.com>, Christine Sullivan <csullivan@gmavt.net>, Jared Cadwell <cadwelljared@gmail.com>, Bob Ackland <ackland@gmavt.net>, Alice Peal <atpeal@gmavt.net>, Brian Voigt <Brian.Voigt@uvm.edu>, Bob Cook <moosevt@gmail.com>, Paul Costello <pcostello802@gmail.com>, kinny perot <kinny@madriver.com>

Folks-

I am out of town on business so also unable to attend tonight's meeting, but want to second Phil's comments, and also Kinny Perot's.

I also encourage the district to show greater leadership and direct more technical support to our local boards and commissions on the issues that will shape our future, most importantly to me being: climate change and associated in migration; infrastructure development; forest fragmentation and loss of biodiversity; and equity, especially helping to ensure housing opportunities for the less affluent and local people.

To that end, I would hope staff would assume a more prominent leadership role. While I appreciate the time spent and perspectives of steering committee members, they are often perceived as representing their municipalities, and history has shown that staff can best communicate a larger, Valley wide perspective. On the same note, I encourage the steering committee to change leadership — and membership— more frequently so that the district does not appear to represent the loudest, or longest serving, voices in the room.

Again, my apologies for not being able to attend, and for these off the cuff comments on my phone that were prompted by Phil's email. I hope you have a productive meeting- the MRVPD is critical to helping our community (singular) navigate challenging times.

**(an emailed response to Brian Shupe's comments above, included with permission JS)**

**From:** Bob Cook <moosevt@gmail.com>

**Subject:** Re: MRVPD Partners Meeting | 1/12/23

**Date:** January 13, 2023 at 6:29:47 AM EST

**To:** Brian <bshupe@madriver.com>

Thank you Brian. Very well said.

The need to “change the oil” in the leadership of the steering committee is absolutely top of the list. Change of tone, vision, and inspiration has to change. Thanks for speaking out.

----- Forwarded message -----

From: [kinny@madriver.com](mailto:kinny@madriver.com) <[kinny@madriver.com](mailto:kinny@madriver.com)>

Date: Thu, Jan 12, 2023 at 5:59 PM

Subject: MRVPD

To: Jared Cadwell <[cadwelljared@gmail.com](mailto:cadwelljared@gmail.com)>

Hi Jared,

Thank you for being the translator of correspondence for the Mad River Valley Planning District (MRVPD). I am sorry not to be able to attend the meeting this evening.

As you intimately know, Ridge to River (R2R) has been working on stormwater in the entire watershed, involving not just the 3 towns of the MRVPD, but also Moretown and Duxbury. If you think back to work Friends of the Mad River (FMR) did with the MRVPD after Irene, four areas were identified as important for future flooding. There were:

- Upland and Everywhere: Manage Stormwater;
- River Corridors: conserve and avoid development;
- Safer Areas (with low risk of flooding): Plan for new development (which has obvious implications for the Valley's housing shortage); and,
- Vulnerable Settlements: protect people, buildings, facilities. (Disaster Recovery and Long-Term Resilience Planning in Vermont U.S. EPA Smart Growth Implementation Assistance Project Policy Memo for the Mad River Valley August 2013)

Ridge to River has a plan of action and has been actively implementing those plans, such as having stormwater master plans for all five towns, the Storm Smart program, and the Road Roundtables. The stormwater piece of these goals has had attention from this broad coalition. But there is need to attention to these areas and many others. Working together, the towns benefit and may more efficiently achieve our shared goals.

R2R and FMR is in the planning phase of expanding Ridge to River to include all groups involved with creating greater community resilience in the face of the Climate Crisis, to include a broad coalition coming together to share ideas, identify current and possible problems (flood, drought, wind, demographic changes, business and work force diversification, etc.), decide on further information needed for this valley and scale (as R2R did hiring Stone Environmental for stormwater), and benefit from each other's work and strengths. Although this iteration of R2R may, arguably, be outside of the FMR's mission, we believe the work needs to be started and we are in the process of considering hiring someone to manage the broadened scope of R2R for two years to get it going with the intention of another group running with it after that. The MRVPD would be an obvious group to do so. We envision many facets of resilience reflected by Conservation Commissions, Energy Committees, Planning Commissions, and all the other groups such as Efficiency Vermont, VRCD, agriculture, housing, transportation, and health care.

Part of the initial work of this R2R would just be to identify all the groups currently working on some aspect of resilience and the climate crisis on a watershed scale affecting the whole community. Focusing on working more effectively together is the aim.

With all that said, I believe it is the wheelhouse of the MRVPD to do this kind of planning for resilience work (to hopefully include Moretown and Duxbury). The MRVPD has historically been a leader on addressing the large challenges facing the Valley, and the climate crisis will likely eclipse all of those challenges combined in the coming years. I would urge MRVPD to take a lead in this effort.

Thank you for your work, and partnerships.  
Best, Kinny

----- Forwarded message -----

From: **Alexis Leacock** <[warrenenergycommittee@gmail.com](mailto:warrenenergycommittee@gmail.com)>

Date: Thu, Jan 12, 2023 at 7:10 PM

Subject: Partners meeting question

To: Jared Cadwell <[cadwelljared@gmail.com](mailto:cadwelljared@gmail.com)>

Since capacity at the town level is possibly not sufficient to capture the current and future grant funding opportunities, my question is how do we build capacity at the town level?

The beauty of the MRVPD is that it works at the valley wide level, not the town level. However certain initiatives need to happen at the town level, or at least might be the easiest to push forward that way. How to reconcile and create true results?

I'm wondering if the MRVPD might be able to provide guidance around a valley futures effort like we did in the past, with action items for task forces. Maybe even town task forces. I'm thinking about also possibly replicating the Our Future Putney initiative that is currently underway.

Thank you, Jared!

Lexi

----- Forwarded message -----

From: **Chris Badger** <[csbadger@gmail.com](mailto:csbadger@gmail.com)>

Date: Thu, Jan 12, 2023 at 7:11 PM

Subject: Question for the MRVPD Vision Meeting

To: Jared Cadwell <[cadwelljared@gmail.com](mailto:cadwelljared@gmail.com)>

How could the PD best serve the MRV towns in maximizing recent and future federal and state funding to support energy efficiency and clean energy development for municipal and residential buildings to reduce the costs and impact of energy in the valley? Would a specific role, such as a multi-town grant administrator improve valley towns' ability to maximize leveraged funding and increase the PD's impact on behalf of the towns and taxpayers?

Chris Badger

Waitsfield Resident

Waitsfield Energy Coordinator

----- Forwarded message -----

From: **Richard Czaplinski** <[rczaplinski@madriver.com](mailto:rczaplinski@madriver.com)>

Date: Thu, Jan 12, 2023 at 7:56 PM

Subject: Question/Comment on MRVPD Issues

To: Jared Cadwell <[cadwelljared@gmail.com](mailto:cadwelljared@gmail.com)>

Hi Jared:

The big future issue happening now is the impacts of Climate Change/Crisis on the Valley Environment and People. How to prepare for the impacts of the climate crisis one of the prime roles of the MRVPD, e.g., climate in-migration, increased erosion and flooding and wind damage due to high velocity winds etc.

Richard

----- Forwarded message -----

From: **C Behn** <[ccbehn@gmavt.net](mailto:ccbehn@gmavt.net)>

Date: Thu, Jan 12, 2023 at 7:57 PM

Subject: question

To: Jared M. Cadwell <[jared@gmavt.net](mailto:jared@gmavt.net)>

If the towns did start reaching out to the PD more to ask for help developing specific plans for their town, do we have to worry about the resources being directed inequitably- or at least the perception of such?

-----Original Message-----

From: David M. Dion <[David@Mrvre.com](mailto:David@Mrvre.com)>

Sent: Friday, January 13, 2023 11:42 AM

To: [jared@madriver.com](mailto:jared@madriver.com); 'Bob Ackland ([backland@steepmanagement.com](mailto:backland@steepmanagement.com))' <[backland@steepmanagement.com](mailto:backland@steepmanagement.com)>; Joshua Schwartz <[mrvpd@madriver.com](mailto:mrvpd@madriver.com)>

Subject: MRVPD

Hi Jared, Bob and Joshua.

Great job and it was great to see you last night. The event brought back many fond memories of working on community-based initiatives with each of you. After the meeting I thought of a few crazy ideas and want to run it all by you.

When I was on the MRVPD Board I always felt a tremendous sense of connection and duty to the community. And some really great initiatives were accomplished during my tenure. Then suddenly, (and at my choosing) I was off the Board and out to pasture so to speak. But that doesn't mean I care any less.

If you went back perhaps 20 years you might come up with 20 or so names of past Board members. Some were likely great contributors and others you were happy to see them go. But would any of the good ones still like to be involved in Mad River Valley community-based initiatives? I'm willing to bet the answer is "yes".

It's one thing to speak up and volunteer for any of these various Boards in the MRV. But it's an entirely different dynamic if someone is asked to volunteer for an initiative. Sure, many will say no, but I bet all would at minimum be honored by the request, and some would likely jump at the opportunity. And in this case instead of the MRVPD taking whatever each town throws your way, you would have the ability to hand select individuals according to what you think they can accomplish. I think what I am suggesting is something like an MRVPD Advisory Board of past members, or perhaps even others who were not members. And your hand selected members could include individuals who have proven success in getting things done. And to be clear, I'm not suggesting another quasi-regulatory oversight board.

Here are two examples of where I think a group like that could be very effective:

1. Housing came up repeatedly during the meeting. Coincidentally, Sugarbush just announced plans to seek permits to create 200 housing units. MRVPD will of course review the project. And there will no doubt be nay-sayers and interlopers trying to shoot the project down. It's going to be a time sink for Joshua. Plan on it. What if there were a cadre of volunteers in the community out there actively lobbying for the project. What if there was someone Joshua could call to say look I need to throw a publicity event so show MRVPD support for this project? Or perhaps a wordsmith to draft some of the many documents that will be needed? I don't know, have a bake sale or car wash to leverage funding requests.

2. Infrastructure also came up and specifically round #2 of the Waitsfield municipal sewage system. Same issues as above.

No doubt we're all tired of committees that sit around and talk but get nothing done. That is not what I am suggesting here. The question for you is this: Would it be helpful to these above-mentioned causes, (and also take some pressure off of Joshua and MRVPD Board Members) if there was some sort of an action committee who you could turn to and say for example, "Look, we've vetted the project and it has our blessing and the support of MRVPD. Now here are the talking points to counter the Sugarbush housing objections. Get out in the community and spread the word". Now wouldn't that make Sugarbush feel all warm and fuzzy! And they can finally reap some reward for their financial investment.

If an MRVPD Advisory Board sounds too official then perhaps something more obtuse like the MRVCAT's (pronounced "merv-cats") or Mad River Valley Community Action Team. The somewhat subtle reference would be to meerkats who are highly social furry little critters who use a variety of calls to communicate among one another for different purposes, like say to raise an alarm when sighting a predator, like say a NIMBY or an interloper. And of course the political structure would be an Autonomous Collective. We'll take it in turns to act as a sort of executive officer for the week. But all decisions of that officer have to be ratified at a special biweekly meeting by a simple majority in the case of purely internal affairs, and by a two-thirds majority in the case of more... No wait forget that, too much red tape!

Well anyway there you have it. My Friday morning coffee hour is done. Time to get back to work...

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