

Glover Planning Commission Meeting January 7, 2025

The meeting was called to order at 7:02 pm. This is the postponed December 2024 meeting.

Nella Cargioli Coe, James Coe, Olivia Neal, Ann Creaven, Mariel Hess, Doug Safford, Jim Bowes and Liz Nelson were present.

After a short discussion of a few minor edits by James, Ann moved to approve the minutes from the meeting of November 27, 2024, Doug seconded; so approved.

Jack Sumberg, our Flood Zone Administrator, discussed the flood regulations. Glover has a special flood hazard in the village. The 1991 zone in the village is out of date. The regulations must be replaced and updated.

1. To have control over properties and development
2. Make FEMA flood insurance available to residents
3. It can affect how much aid a town receives in a disaster
4. Permits for work in the flood zone are available in the Town Clerk's office.

These new regulations will go through the Planning Commission and Selectboard, and a public hearing. If adopted, can be appealed.

The education of the people in the flood zone is needed so they know what exists. The new regulations have to be at least as strict as the old FEMA ones.

Olivia asked if this will apply to existing structures or just new ones. Jack said maintenance is allowed on existing buildings but it does not mandate maintenance or upkeep.

The State supports and will help with the process. Sacha Pealer from VT State and also Alison Low of NVDA can help, as well as Theresa and Jack.

Glover needs a Design Review Board which can be the Planning Commission as appointed by the Selectboard. James said that instead of zoning a set of ordinances and the Design Review Board which has legal standing could help manage development.

The flood zone maps need to be updated. Jack thinks not many will apply for permits in the flood zone as it is quite well developed already. A developer needs to prove that it is not in the flood zone.

Where are the flood hazard areas? In the old map it is limited to the Glover Village on the east side of RT 16. The new regulation encourages limiting development in river corridors including the area where a river has meandered. Development should be controlled there because it can cause problems. Usually elevation changes are significant in delineating the flood zone.

Other areas in Glover are mostly outlets of streams

We asked Jack what needs to be done before this flood zone map. It has to be approved by FEMA after adoption. Additions, not subtractions will be on the map. James asked how do we support this effort? Jack said we read through the model regulations, meet again to ask Jack questions. Jack will meet with Sacha and relay the questions. Therefore we have to organize a Design Review Board. Jack will talk with the Selectboard and tell them that the Planning Commission will be the Design Review Board. Members of the Design Review Board would recuse themselves if there was a conflict.

We thank Jack for attending and Jack leaves at 7:35 pm.

Randy will forward the 180 pages of Rules for Planning Commissions in Vermont. We need to be in compliance with VT municipal Regional Development Pact.

There should be 3 - 9 residents of the town as voting members in the Planning Commission. There can be more people but they are not voting members. Selectmen can be non-voting members. James will bring a list to the Selectboard of members.

The Town Green is still in legal limbo but our case is on the docket and we hope it will be resolved at the end of the month. When the legal status of the green is settled at the end of January, then we can move forward.

The Fire Department will discuss the property they own on the Green with the Planning Commission in February. James and Nella will send the plans to engineers in March, then send those plans out to bid in April and we can then go forward with work on the Green. The ARPA funds were committed at the end of the year by Cindy working with the League of Cities and Towns..

The MPG Grant which is paying for engineering services and project service is about half spent, and the rest needs to be spent by January 28, 2025. Probably we will need to get an extension. We thank Steve for getting the grant!

The tire dump situation is about the same. Jim found that it is not listed in the state as a salvage yard. We are not sure how this affects its status. Randy decided not to go ahead with publicity in the Newport Daily Express until it was clearer what was happening.

Olivia has reached out to Headwaters about the possibility of a housing project in Glover.

We reviewed the Town Plan subcommittee meeting on that was held just before this meeting. Nella, James, Liz, Randy, Mariel, Doug, Ann and Olivia are on the committee. Olivia is taking meeting notes. We will meet again before the regular Glover Planning Commission Meeting on January 28, 2025 at 6:00 pm. Olivia is also transferring ownership of her planning files to Glover's Google docs because they should be the property of the Town.

The next meeting will be on Tuesday January 28, 2025

Respectfully submitted,

Liz Nelson, Secretary

Recorded meeting:

<https://us02web.zoom.us/rec/share/W8MEOipD1JBjzujY0XXTw0HIR1R0RW5iot-gDJr2Z37GMRNUYyVK19WEOTU2Zd5w.xJkz0aHzthCRIWMB?startTime=1736294829000>

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