

GLOVER PLANNING COMMISSION

Meeting Minutes:

6:00 pm; October 28, 2025

Monthly Meeting - 4th Tuesday of the Month

Video Link

<https://us02web.zoom.us/rec/share/F28oifz-LRNnZB5dwGYIZHqmncejokWjaMCys-sfiWc1MI77yjU8SClcDMXyKrNQ.HXVpfosPghlMF1Nd>

Passcode: d5gN+4o@

Attendance

James Coe
Nella Cargioli Coe
Anne Eldridge
Mariel Hess
Elizabeth Nelson
Olivia Noel
Doug Safford
Jack Sumberg
Randy Williams

Quick recap

The Planning Commission meeting focused primarily on the adoption of two flood-related bylaws that will govern development in flood zones, with extensive discussion on enforcement and mapping considerations. The group reviewed various town matters including legal work on property boundaries, road ownership, a potential T-Mobile community grant and historic marker opportunity. The conversation ended with the approval of both bylaws and a decision to change the regular meeting time to 6 PM.

Next steps

- Jack, James, and Nella: Make minor grammatical edits to the bylaws; submit the bylaws and related documents to Cindy for the Selectboard Agenda December 11th, 2025.
- James and Nella: Provide update at next meeting on town green landscape including placement for the John Glover historical marker and electrical pedestal integration at next meeting
- Anne: Provide any updates on the Glover Green property lines and easements from the attorney.
- James: Notify Cindy to change the Planning Commission meeting time to 6:00 PM on the town website

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Summary

Flood Bylaws Adoption Discussion

The Planning Commission discussed the adoption of two bylaws: the Draft Flood Hazard Area Bylaw and the River Corridor Bylaw, which overlap in content and address different flood-related concerns. James explained that the town is responsible for remapping flood zones as FEMA will not cover the costs. A discussion followed regarding a municipal planning grant and other avenues to pay for the new survey and map work but it was decided to wait for more information from FEMA and the State on re-mapping.

The commission reviewed the bylaws extensively, addressing concerns about enforcement and grandfathering. Jack will enforce the new bylaws with fines as the primary penalty. Non-compliance would also result in the administrator notifying the state and flood insurance program.

Randy made a motion to adopt the bylaws as written and forward them to the Select Board for review, which Elizabeth seconded. All members attending voted in favor. Jack was thanked for his work on the bylaws, and it was noted that he would make grammatical changes before forwarding them to Cindy for the Select Board agenda.

FLU Map update and the Town Plan

Regarding the FLU map revisions, James reported that NVDA pushed back on expanding village centers and transition zones, particularly the development along Bean Hill, though they were open to growing the downtown Glover area to connect with the 5.5 acre parcel. The group discussed the relationship between Town Plan and regional maps (Act 181 FLU map). While NVDA has its own rules and requirements for the mapping, it was explained that the Town Plan and Town Plan maps supersede it locally.

Town Green

Anne reported that the legal work on property boundaries and utilities easements is being reviewed by the attorney and she will check in with him. Mapping and formalizing access easements across the property was also requested. James and Nella noted that they were preparing to go out to bid in early 2026. The group also discussed a potential \$50,000 T-Mobile community grant and a completed land transaction with Ray Sweeney, who has been cooperative about access across town property. Randy announced that a historic marker commemorating John Glover has been approved by the state, and the Commission will need to determine its placement.

Related Matters

The conversation ended with a brief mention of an enhanced energy plan update from the Energy Committee.

The group discussed flood barriers and window modifications for the town hall, with Jack suggesting raising the bottom of windows to 3 feet above grade, which James agreed to pursue within the next two weeks.

The conversation ended with a discussion about changing the regular meeting time to 6 PM, which was approved by all present.

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Conclusion

- Next GPC Meeting is December 16th at 6pm
- Selectboard Hearing is December 11th at 6:30 pm at the Glover Town Hall:
 - 1) Proposed Flood Hazard area Bylaw;
 - 2)River Corridor Bylaw
- Meeting ended at 7:30pm