

Glover Planning Commission meeting

November 26, 2024

The meeting was called to order at 7:04 pm

Ann Creaven, James Coe, Nella Cargioli Coe, Olivia Noel, Randy Williams, Jim Bowes, Doug Safford, Mariel Hess and Liz Nelson were present. Also present were Linda Ramsdell, Naomi Ranz-Schliefer, Rick Morris and Bill Ray from Headwaters Community Land Trust.

Liz moves to approve minutes as edited by James. Randy seconds the motion. Approved.

Linda Ramsdell, of The Headwaters Community Trust, which will serve Albany, Greensboro, Glover and Craftsbury, said they are in the process of forming a non-profit 501c3 organization. The website is: www.headwatersnek.org. The Trust has a public meeting the last Sunday of every month at the East Craftsbury Presbyterian Church. They are primarily interested in solving the housing challenges of this rural area. They are focused on home ownership, with the land under the homes in trust, leased to the homeowner. The trust is governed by a board of 1/3 residents, 1/3 general members and 1/3 public members like a Selectboard member. The homeowners will buy and resell under a resale formula which will enable the owner to recoup equity, but keep the property affordable.

Headwaters is studying this model. There are over 300 community trusts in the US. It was a strategy born out of the civil rights movement. Land is not subject to speculation. Rick Morrill said there is great flexibility in the plan; single homes, duplexes, perhaps larger units etc. This project will encourage the towns to work together as part of a bigger community. They are still learning about what people's vision is. The tax structure as to each town's property taxes is being developed but the devil is in the details.

Comments:

Randy observed it has similarities to co-housing.

Olivia asked about matching the existing market if a person wants to move on? The owner of the house can sell the building and recoup the improvements in the house.

Mariel: The Headwater's Trust does not have any land now?

Linda: No. We are considering a parcel of land that might be donated to the organization.

Mariel suggested that other communities might suggest land options and Linda said they hope to be getting the word out. James said this is a great model but it will be 10 years down the road before completion. Starting is the hard part. Linda said that John Davis is a mentor and gave a great presentation in East Craftsbury. His advice is to start small. There is a need to fund raise and look for investment in these communities. Rick observed it is a onetime investment with perpetual dividends. Randy asked if they are looking for grants. Linda said that NVDA has given them \$15,000 seed money, and they have spent \$1,000. Preservation Trust is their Fiscal Sponsor, which includes 10 hours of legal counsel and help writing a business plan. Contributions can go to Preservation Trust because Headwaters is their "client". We asked if there are other community trusts in VT. Yes, one is the Champlain Housing Trust and there is one in Rutland and in Putney. Mariel mentioned Pathways VT which tries to find housing for people with mental health issues.

Linda thanks the Glover Planning Commission for the opportunity to present their ideas. Linda, Naomi, Bill and Rick leave at 7:50.

The update for the town Plan: A Zoom meeting is called at 7:00 pm on Tuesday, December 3 rd . Nella will send out an invitation to those who have signed up to be on this committee. Ann asked if the Energy Committee should be involved, and perhaps the Equity Committee as well?

The status of the Glover Green: The end date for any appeals is December 4, 2024 and it has been duly advertized. If no one says anything, then the case goes back to the judge. Randy, Nick Ecker-Ratz and Trish will submit a notarized affidavit as to the continued use of the green by the town for almost 100 years.

ARPA funds: Do they need to be committed by the end of 2024. Yes. Ann has a question if our project funds are correctly committed to the Glover Green project because a similar question came up with the

Equity Committee. James and Nella think the Selectboard's approval is all that is needed but will check with Cindy.*

James and Nella had a conversation with Phil Brooks. He said that when the Glover Green has become the property of Glover, he will meet with the Glover Planning Commission to discuss the Fire Department property adjacent to the Green. This came up during the Selectboard meeting and they were supportive of this idea and suggested perhaps a plan for storage for the fire building. The Selectboard facilitated the conversation. James and Nella thought there was a possibility that some ARPA funds committed to the Green could be used to purchase of the land adjacent to the green.

Ann and Mariel were happy to report on the award of a \$460,000 grant to the Energy Committee which will put on a new roof and install solar panels for the Fire Department building, finance battery storage for the panels, as well as insulation and energy upgrades for the Town Office building and the Town Hall. The Fire Department is excited, but a little concerned for their responsibilities as they don't own the building, the town does. The Fire Department pays their own electric bill and just renewed their lease. It is a little unclear who pays for regular maintenance.

We need to talk again with Karen Gerhart about grant opportunities and funding in general.

James and Nella requested \$250. to pay for an electrical consult for the work to be done underground on the green. Liz made the motion; Randy seconded it; so approved.

Regarding bidding the Glover Green project: James and Nella, as Coe and Coe Architecture, think that we should wait until the new year. A suggestion was made that we could send out a request for notice of interest in the project, a sort of heads up for interested bidders. After the resolution of the ownership of the green and a commitment from the Fire Department In a parallel action, Coe and Coe will complete the bid package send out bids for the work.

The tire dump: The Stones received a letter from the Attorney General which cites that the tenant is responsible, and after that, the Stones. The Stone's lawyer emailed Nella to ask specifically if the town is interested in the property.

Nella said that the Newport Daily Express had reached out to the town because he had "heard some rumors". We discussed if publicity might help with this problem. Perhaps photos and an article will raise public awareness and support. Randy will contact the Newport Express.

In other business, both the Lake Parker Association and the Shadow Lake Association are disputing wake boat regulations with the state. There is a meeting about this on December 10 th with ANR. There is a call for public comment from various entities and Randy will submit a written statement.

On January 7, 2025, we will have a zoom meeting at 6 PM to discuss the Town Plan and then have a Glover Planning Commission Meeting at 7:00 pm directly following.

At 8:31 pm Randy moved to adjourn the meeting and Doug seconded. So voted.

Respectfully submitted,

Liz Nelson, Secretary

The meeting is recorded

*A correction about the ARPA funds: We were initially told that the funds needed to be committed by Dec. 31st with proof of the commitment by invoice or something similar. Cindy looked further into what needed to be in place and reported, just this past week, that the Select Board decision/approval of the use of the funds counted as committed so we did not have to do anything more. Nella agreed with this information

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