

# GLOVER PLANNING COMMISSION

Meeting Minutes:

6:00 pm; December 16, 2025

## Monthly Meeting – 3rd Tuesday of the Month

### Video Link

<https://us02web.zoom.us/rec/share/XSXccBKLLxvRTZoew1fN6vJeXT9TC2GlpJzS1grYJlxM2lrrKoo3y7r7qxNK3MkQ.PfrZ1BKA-EwXPI0N>

Passcode: @5wd\*GQ?

### Attendance

James Bowes  
Nella Cargioli Coe  
James Coe  
Ann Creaven  
Anne Eldridge  
Mariel Hess  
Elizabeth Nelson  
Doug Safford  
Randy Williams

### Quick recap

The meeting began with a review of the agenda that covered the approval of minutes, town plan updates, housing, and safety. The group discussed land use planning, industrial development concerns, and updates on the town green and property auctions. The Commission also discussed the Sheriff's Department contract, traffic safety measures, and the adoption of flood hazard area bylaws, while also discussing ongoing litigation and future planning goals.

### Next steps

- James/Nella: Invite NVDA representative to a future meeting to explain available mechanisms for controlling large industrial uses (such as data centers or land fills) in the town plan, even without zoning.
- Anne: Follow up with Trisha and Nick (attorney) regarding the status of the Town Green survey and easement documents, and update the group when there is a response.
- James/Nella: Work with Trisha (surveyor) to coordinate easements with planned development features; copy Anne on correspondence.
- Anne: Review Traffic Logix website and information to assess feasibility and costs of speed camera systems for the town.
- James/Nella: Reach out to VTRANS community outreach and invite them to a future meeting to discuss traffic calming, crosswalks, and other safety improvements, including the possibility of the town adopting a section of Route 16.

# GLOVER PLANNING COMMISSION

- All: Town Plan; Individual authors to review respective sections of the town plan before the next meeting to identify missing items or issues to address.
- Town Plan - Land Use: Research and consider adding language to the town plan addressing the prohibition or limitation of large industrial uses (e.g., data centers, dumps).
- Anne: Attend the Community Trust Initiative meeting Thursday night and report back to the group with any relevant updates regarding the foreclosed house and other village properties.
- All: Prepare for a future town-wide discussion (possibly at town meeting or a special meeting) regarding the continuation or modification of the Sheriff's Department contract and law enforcement services for the town.
- James/Nella: Consider adding a town plan objective to obtain proper surveys for all town-owned properties as a long-term municipal objective.

## Summary

### Approval of Minutes

The meeting began with the review of minutes from 8-26-2025, 9-23-2025 and 10-28-2025

The minutes were approved with the correction of capitalizing the acronym "FLU".

### Town Plan

James suggested reviewing the town plan in a future meeting when Olivia is present. Nella suggested that everyone assess their individual section and present the status, gaps, or issues.

The group specifically discussed land use planning and industrial development concerns, and it was decided to invite a representative from NVDA to explain available controls and mechanisms for managing industrial developments like data centers.

### Town Green

James and Nella provided an update on the town green project, noting that Coe and Coe Architecture plans to go out to bid in late January, pending survey and legal status regarding easements. Anne gave the group an update on Trisha's (surveyor) Nick's (attorney) work on park property lines and easements. Anne explained that the Shadow Lake Dam survey may have taken priority. Nella agreed to follow up with Trish via email. James also raised the need for surveys of other town-owned properties, with the group suggesting this could be included as a goal in the town plan for the next 8 years.

### Housing

Anne shared updates about two recent property auctions. The blue trailer auction, was successfully purchased by a local resident. The community was pleased with this outcome as it prevents further trespassing issues. Anne also mentioned that the foreclosure auction for the big house was won by the bank. The next steps for the bank-owned property remain unclear, however Anne explained the bank doesn't need to wait a year before taking action, and that they would likely evict the current occupants

# GLOVER PLANNING COMMISSION

within 60 days and either clean up or tear down the property before attempting to resell it. More details are expected to be discussed at the upcoming Village Trust meeting on Thursday night. The discussion also touched on a separate property known as the "Raccoon House," which is owned by someone who pays their taxes and doesn't appear to have any human-related issues, though it does have a raccoon problem.

## **Safety**

It was reported that since the tax sale, foreclosure, and cold weather, that suspicious and disruptive behavior has waned. The board also talked about the Sheriff's Department contract, which is coming up for renewal at significantly higher rates than the current \$10,000/year, with Anne planning to contact Caledonia Sheriff's Department for alternative quotes. The board reviewed traffic safety measures, including the possibility of speed cameras and rubber speed bumps, while also discussing the need to revisit discussions with VTRANS about traffic calming measures for Route 16.

## **Related Matters**

The conversation ended with an update that the Flood Hazard Area bylaw and River Corridor bylaw have been officially adopted, and a brief discussion about the ongoing Rodgers Road litigation where a preliminary injunction was denied by the judge.

## **Conclusion**

- Next GPC Meeting is January 27 at 6pm
- Meeting ended at 7:00pm
- Happy Holidays!