

# GLOVER PLANNING COMMISSION

**Meeting Minutes:**

**5:00 pm; February 24, 2026**

**Monthly Meeting – 4th Tuesday of the Month**

**APPROVED**

## Video Link

No Video

## Attendance

Nella Cargioli Coe, Co-Chair  
James Coe, Co-Chair  
James Bowes  
Ann Creaven  
Elizabeth Nelson  
Randy Williams  
Doug Safford  
Ann Eldridge  
Olivia Noel

## Quick recap

The Planning Commission meeting focused on updates to the town plan, which needs to be completed by 2026, with a draft requested by March 24th. The group discussed the Glover Green project, including neighbor concerns and potential fence installation, as well bids due by 4 PM the following day. They reviewed housing updates, including tax sales and foreclosure auctions of village properties. The Commission also addressed community safety concerns and discussed forming a Development Review Board (DRB) with Jack as the River Corridor Administrator.

## Next Steps

- All Planning Commission members: Prepare updates or progress on assigned town plan sections to present at the next meeting (March 24th).
- Planning Commission: Review NVDA's draft regional plan when available (expected April) to inform updates to the town plan.
- Present request to Select Board to appoint Jack as River Corridor Administrator at the next Select Board meeting.
- Planning Commission: Formally establish the Development Review Board (DRB) with Planning Commission members as initial members; continue steps to formalize DRB operations and methods.
- Jack: Continue development of permit applications for flood hazard/river corridor work.

# GLOVER PLANNING COMMISSION

- Planning Commission: Apply for and process a permit for the Glover Green project as a test case for the new permitting process.
- Planning Commission: Update Select Board at Thursday's meeting regarding neighbor (Sylvia) plans to install a fence and any resulting operational changes to the Glover Green project.
- James: Send Zoom invite to Planning Commission for the bid opening for the Glover Green project.
- Anne: Note and clarify ARPA funding amount for the Glover Green project at town meeting, as the amount differs from the published budget handbook.

## Summary

### Call to Order

The meeting was called to order by James. There was a quick discussion was had regarding limits on data centers and industrial uses. Also mentioned was the Town's web site and need to improve format and posting of information.

### Approval of Minutes

The meeting began with the review of minutes from 1/27/2026  
The minutes were approved as presented

### 2026 Town Plan Timeline Discussion

The meeting focused on the timeline for completing the 2026 town plan, which needs to be finalized by the end of August to allow for a 4-month process including public hearings. James outlined the steps involved, including a draft plan, GPC public hearing, recommendation to the Select Board, GSB public hearing, and SB adoption. The group discussed the need for progress and agreed to set a target date for March 24th to share section updates (next meeting). The Commission also discussed NVDA's revised regional plan, expected in April, which may influence their own plan.

### Glover Green ARPA Project Planning

James and Nella reported that bids for the Glover Green project are due the next day at 4 PM, with a public bid opening at 5 PM. The bids are for a general contractor to complete the work in a window between May 1st and October 1st, emphasizing they want the work completed either at the beginning or end of summer. The Commission noted strong local interest in the project, with contractors from Glover and Albany expressing intent to bid. The project budget is set at \$103,000 from ARPA funds.

The team also addressed concerns from neighbors, particularly Sylvia Cannizzaro and Ray Sweeny. James, Nella and Anne met with Sylvia and Ray at the Municipal Office on March 3<sup>rd</sup> to review the plans and listen to the concerns. Sylvia requested changes to the shared driveway and proposed closing the driveway from public use and adding a fence for property protection, which the team agreed was a reasonable solution. Sharing the cost of the closure and fence was considered as well potentially being part

# GLOVER PLANNING COMMISSION

of the project if funding allows. The discussion with Ray was primarily about truck access for his recycling business, specifically because of Sylvia's proposal to close her private driveway from public use. The closure was deemed outside the town's control since the driveway is privately owned – however it did seem possible to make the remaining access from Still Hill Road meet the needs of truck entry and exit for access to Ray's property.

## **Village Parking Solutions Discussion**

The group discussed parking concerns in the village, particularly around Sylvia's and the Northern Care properties. They explored solutions like installing signage for drop-off zones and addressing the issue of cars blocking access. Olivia suggested talking to Union House about their parking needs and potentially finding village-wide solutions. The conversation also touched on previous attempts to address parking issues in the area, including traffic calming measures and angled parking. Nella mentioned having a call with VTRAN to better understand options and process for crosswalks, sidewalks, lights, and parking. The discussion reviewed Selectboard Member Adam Heuslein's concerns about Sylvia's access, the school's emergency evacuation plan, and Union House emergency access. Randy reported positive communication with Butch and Bonnie Currier about allowing a footpath to be constructed between the Glover School and Glover Green, which could be handicap accessible.

## **Distressed Property sales**

The group discussed distressed properties in Lower Glover and procedures for tax sales and bank auctions.

## **Planning Commission Duties and Logistics**

The Planning Commission discussed establishing a Development Review Board (DRB) with the entire Planning Commission serving as members and Jack serving as the Flood Hazard Area Administrator and River Corridor Administrator. The Commission also addressed upcoming town meeting preparations. They noted that Anne Eldridge would be absent from the next meeting due business commitments.

## **Conclusion**

- Town Meeting is March 3<sup>rd</sup>
- Next GPC Meeting is March 24<sup>th</sup> at 5pm
- Meeting ended at 6:10 pm