

Glover Planning Commission meeting

February 27, 2024

The meeting was called to order at 7:09 pm by Randy.

Randy Williams, Mariel Hess, Jim Bowes, Ann Creaven, Nella Cargioli Coe and James Coe, Tom Warnock, Barnabas Kane, Ceilidh Galloway-Kane, Carmela Young and Liz Nelson were present.

Randy moved to approve the minutes from the last meeting. Seconded by Jim. They were approved unanimously.

Tom Warnock presented the progress of a group that meets at The East Craftsbury Presbyterian Church (not affiliated with the church) to study and find ways to improve affordable housing in the local communities. They would like to include Glover along with Craftsbury, Greensboro and Albany as they think our four towns could work together. They have decided to research creating a community housing trust. This would involve a finding or creating a non-profit to look at properties, to look for funding and to look for help. They are applying for a grant for technical assistance. NVDA and Alison Low are assisting in this effort to form a non-profit.

Tom asked if Glover is doing anything about affordable housing. Randy said that most all available property has been bought up and during the pandemic the prices were raised. Tom asked if these monthly meetings could be added to the Glover town calendar. Randy suggested he send the info to Cindy. Randy also suggested Tom put a notice in Front Porch Forum

HomeShare is now in Orleans County. Tom said it is getting lots of interested inquiries, especially since the flood. Tom would welcome being contacted.

Nella and James presented an update. Nella introduces Ceilidh and Barnabas of Ecotone Landscapes and Tree Care, contracted by James and Nella for the site and landscape design. Ceilidh presented the updated plan and described the various elements and reasons for the design. They presented this full narrative and design to the Selectboard last week, along with Randy, Nella and James.

The Planning Commission had a few questions to clarify some points and had a positive reaction all around. We will be presenting this to Town Meeting next week. Ceilidh suggested that we have a timeline of stages for the project to make it more understandable. For example, Phase 1, Phase 2 etc. as it may take more than one summer. The estimated budget seems to be good. Randy, Nella and James along with Ecotone will present the plan at Town Meeting.

Olivia has created a survey and questionnaire for feedback and will give this out at Town Meeting when we present the plan.

Jim has re-applied for a new EV Grant and is containing his frustration at the delay in response he is enduring. He did change the 2nd application to upgrade it for a level 3 charger. Perhaps the new application will see some response.

Nick and Trish have unearthed a VT State Statute about the Universalist Church in Glover on the green which states if the church move to a different property the church still owns the original property. We do have the Quit Claim Deed in place, but now we need to have the Town's attorney, Sara Davies Coe ask the Universalist Church to sign off on it. The town has no record of owning this property. The Selectboard is aware of this and Sara is following up on it.

James asked what the Town Meeting agenda is for when the Planning Commission will present the map and plan. We think it will be under article #13 New Business toward the end of the meeting.

Randy adjourned the meeting at 8:55 pm.

Respectfully submitted,

Liz Nelson, Secretary