

# GLOVER PLANNING COMMISSION

Meeting Minutes:

7:00 pm; March 25, 2025

**In attendance:** James Coe, Elizabeth Nelson, Ann Creaven, Olivia Noel

## Video Link:

[https://us02web.zoom.us/rec/share/TZUXpAy5PiTwnAK7\\_gMwbHiZEqUxu-Wrpt0K04o9aK09YVR9DOb1k3fUpQxxfY3n.UNI3KDPkvJ4kK3Ay](https://us02web.zoom.us/rec/share/TZUXpAy5PiTwnAK7_gMwbHiZEqUxu-Wrpt0K04o9aK09YVR9DOb1k3fUpQxxfY3n.UNI3KDPkvJ4kK3Ay)

## Summary

The planning commission meeting covered a range of topics including personal updates, administrative matters, and ongoing projects including the survey. The team discussed flood hazard zones, and the process for implementing these regulations, including mapping and public outreach. They also explored potential property acquisitions for community development and housing initiatives.

## Next Steps

1. All planning commission members to review the flood zone regulation documents prepared by Jack Sumberg (attached).
2. James to coordinate with Jack on setting a date for a public meeting about flood hazard zoning. (this is now scheduled for May 14<sup>th</sup> at the Town Hall)
3. James to invite Jethro to the next planning commission meeting to discuss potential distressed properties for redevelopment.
4. Olivia to share survey results with the planning commission before the next meeting.
5. All planning commission members to complete the town survey.
6. James to include the survey link in the meeting minutes email and encourage others to take the survey.

[https://docs.google.com/forms/d/e/1FAIpQLSc8oJqBObYwfjoVCVYMJoQPojnrBdLQuyRidMFWpU4\\_ch\\_HQ/viewform](https://docs.google.com/forms/d/e/1FAIpQLSc8oJqBObYwfjoVCVYMJoQPojnrBdLQuyRidMFWpU4_ch_HQ/viewform)

7. Next Planning commission town plan subcommittee 6 PM April 22<sup>nd</sup>

Zoom Link:

<https://us02web.zoom.us/j/89773164906?pwd=k92JuRcjyo5CDILnC4GfAXrdxKFYEU.1>

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8. Next Planning Commission regular meeting 7 PM April 22<sup>nd</sup>.

Zoom Link:

<https://us02web.zoom.us/j/89448209220?pwd=FvAplbzOZGv4anhKdbRthzdf4oWhdM.1>

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## **Administration**

The Planning Commission approved the minutes from the previous meeting and address the need for a common repository for their files. Olivia provides an update on the survey status, reporting close to 30 responses and outlining plans to increase participation. The group also briefly touches on the town plan, noting that tasks have been divided among members, but no specific deadlines have been set.

## **Draft Town Plan**

The team discussed their timeline for drafting sections, with a summer deadline. They also discussed the adoption of flood zone and river corridor regulations, with a public meeting planned for May or June (this is now scheduled for May 14<sup>th</sup> at the Town Hall) . The team also discussed a proposed budget meeting with the select board, which could include the results of a survey and a draft town plan. The draft town plan is expected to be ready by the fall. The team also discussed the need for a rough draft check-in in early summer.

## **Flood Hazard Zone Regulations**

In the meeting, James discussed the complexities of Flood Hazard Zoning. He explained that the planning commission would set up a Design Review Board to handle difficult cases, while simpler cases would be handled administratively. James also mentioned the ongoing mapping project, which is crucial for enforcing these regulations. He highlighted the issue of inaccurate mapping, which could lead to incorrect judgments on permits. Elizabeth raised concerns about the committee's expertise in making these judgments, and James suggested that applicants would need to demonstrate compliance by engaging a surveyor, engineer or other professional. The team also discussed the potential impact on property development in downtown Glover. James and Olivia discuss reviewing documents sent by Randy and Jack regarding flood hazard zoning. Jack has prepared a marked-up version of a state document with additional context, which the group finds helpful. The next steps are to identify affected landowners, send them notice letters with maps, and organize a public meeting to raise awareness. There are concerns about the accuracy of existing flood zone maps, but the group decides to move forward with the process due to time constraints.

## **Town Green Update**

James provided a brief update on the town green project, mentioning efforts to meet the fire department regarding a potential land swap or purchase.

## **Acquiring Properties for Community Land Trust - Housing**

James discussed the next steps for acquiring properties owned by the town or up for tax sale. He mentioned that Jethro had done legal research and found that a town can give

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or sell a property to a community land trust without putting it up for bid. The team also discussed the potential for Headwaters to act as a fiscal agent and the possibility of offering distressed property owners a deal. The conversation also touched on the need for funding to rehabilitate the properties.

## **Project Action Items and Next Steps**

In the meeting, James, Olivia, Ann, and Elizabeth considered the idea of creating a survey or map to identify properties with potential. James mentioned that Jethro would be doing some digging in the town and would be invited to the next meeting. They also discussed the status of a State bill related to housing development and its potential impact on their project.

The meeting was adjourned at 8:00 pm