

# GLOVER PLANNING COMMISSION

**Meeting Minutes:**

**7:00 pm; April 22, 2025**

## **Glover Planning Commission - Monthly Meeting - 4th Tuesday (04/22/2025)**

**In Attendance:** James Coe, Nella Cargioli Coe, Elizabeth Nelson, Olivia Noel, Mariel Hess, Doug Safford, Jim Bowe, Anne Eldridge

Guests: Jethro Hayman, Jack Sumberg

### **Video Link:**

[https://us02web.zoom.us/rec/share/sSg8Jo9IEhzn8RmbYUG1EsEidnViV6IC0NeT8k17Q5pCIBxnmDSzxUh\\_caGPQ6Rx.tFOUbvqmp6lNjLb8](https://us02web.zoom.us/rec/share/sSg8Jo9IEhzn8RmbYUG1EsEidnViV6IC0NeT8k17Q5pCIBxnmDSzxUh_caGPQ6Rx.tFOUbvqmp6lNjLb8)

Passcode: B?!0M?g2

### **Quick recap**

The team discussed the town plan, flood zone and DRB preparations, and the potential adoption of a model bylaw regulation for flood zones and river corridors. They also planned for a public forum on May 14th to discuss the draft flood zone regulation, and reviewed a draft map of the flood zone. The Planning Commission discussed a proposal from the fire station to subdivide their parcel near the town green, updates on the town green project, strategies for addressing abandoned or tax-delinquent properties, and membership issues.

### **Next steps**

- Jack: Meet with Teresa to generate mailing lists for properties affected by flood zone and river corridor regulations
- Jack: Draft and send a one-page letter to affected property owners about the May 14th public forum
- Jack: Prepare maps and visual aids for the May 14th public forum presentation
- Jack: Work with Cindy to post meeting announcement on Glover's social media platforms and coordinate with emergency services for Facebook sharing
- Planning Commission Members: Review and familiarize themselves with the draft flood regulation before the May 14th meeting
- Fire Department: Hire surveyor to complete plot partition for town green property division
- James/Nella: Work with Fire Department to determine proper location of plot division for drainage purposes

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- James: Write a letter of intent to the Fire Department expressing Planning Commission's interest in purchasing part of their property that adjoins the river
- Jim: Check state registers for any environmental issues or toxic spills on the Fire Department property
- Nella: Send email to Ready Grant coordinator requesting permission to switch grant writers to Janet Lee
- James/Nella: Re-engage the engineer for civil engineering work on the town green project
- Planning Commission: Complete design work for town green project by July 4th deadline
- Planning Commission: Research and identify potential properties for the Community Land Trust affordable housing initiative
- Planning Commission: Draft a policy proposal for Select Board regarding consideration of Land Trust options for tax sale properties
- Nella: Draft a formal letter to the Select Board proposing notification of available properties for affordable housing assessment
- Anne: Talk to Cindy about privacy regulations regarding sharing information about available properties
- Anne: Add the town green property discussion to the Select Board meeting agenda for this Thursday
- Nella: Contact VTrans to inquire about sidewalk extension possibilities in the village
- Nella: Contact Vermont Electric Co-op regarding the leaning telephone pole on Still Hill Road
- Nella to contact Janet Lee: New grant writer for the Ready Grant project for the town green
- Olivia: Send out survey results and section assignments for town plan drafting to all members
- Planning Commission: Consolidate the list of 9 official members and present to Select Board for approval
- James: Follow up with Carmella regarding her continued participation and voting status on the Planning Commission
- James: Create and issue a calendar with all upcoming meeting dates
- Planning Commission Members: Begin drafting assigned sections of the town plan

## Summary

### Town Plan Drafts and Flood Zone

The team discussed the town plan, with Olivia proposing to have drafts done by the end of the summer and to include sections on successes and challenges of implementation. Olivia offered to prepare a generic template for consistency.

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## **Flood Zone and River Corridor Regulations**

The team discussed the flood zone and DRB preparations, with Jack sharing updates on the mapping process and the potential need for a new survey. The team is waiting for further information on the mapping corrections and a more finalized draft map by the end of the month. Jack explained that the town must administer the flood zone, but the river corridor part is optional and comes from the state. The team discussed the potential opposition to the regulation, especially for river corridors, which affects more people. Jack suggested separating the flood zone and river corridor regulations to avoid stretching out the process. The team also discussed the need for stricter regulations in the flood zone due to Vermont's geography and recent history. James mentioned a meeting scheduled for May 14th to explain the ramifications to affected landowners. The team agreed to present both the stricter flood zone regulation and the river corridor regulation to gauge the reaction and decide on the next steps.

## **Flood Zone Regulation Public Forum**

The team discussed the upcoming public forum on May 14th to discuss the draft flood zone regulation. They plan to send letters to property owners in the flood zone and river corridor, and will also post on social media and the town's website. The meeting will be held at the Town Hall, and the team will aim to keep the discussion simple and clear. They also discussed the need for the Planning Commission to consider public input in the final plan. The team agreed to familiarize themselves with the draft regulation before the meeting.

## **Flood Zone Mapping Discrepancies Discussed**

Jack presents a draft map of the flood zone, highlighting discrepancies between the old and new mappings. The new map shows an incorrectly narrow flood zone in some areas, particularly near Route 16 and Deer Lane. Jack explains that the surveyors will review elevations from this point to the Barton line, using bridges as reference points. The group discusses various landmarks and features on the map, including fields and pastures. Jack emphasizes that an accurate map will make administering flood regulations easier. He also notes that the review board should be called a Development Review Board, not a Design Review Board. The final draft version of the map is expected by the end of May.

## **Fire Station Subdivision Proposal**

The Planning Commission discusses a proposal from the fire station to subdivide their small parcel near the town green. The fire station proposes selling half to the town and half to Ray Sweeney for parking. James and Nella view this as a reasonable solution that works for the town green project. The Commission agrees to express serious interest in pursuing this plan to the Select Board, with Elizabeth making a motion to that effect. They plan to draft a non-committal letter of intent and discuss it at the upcoming Select Board meeting.

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## **Town Green Project Updates Discussed**

The board discusses updates on the town green project. Nella reports that they need to switch grant writers for the Ready Grant and requests permission to do so, which is approved by vote. They also plan to re-engage the engineer and landscape designer now that they own the green. James mentions they have an extension on the MPG grant until July, setting a deadline for completing design work. The board aims to go out to bid in July for construction in the fall, preserving the green's use for summer events.

## **Community Land Trusts for Housing**

Jethro shares research on how towns can address affordable housing issues by giving or selling properties to community land trusts. This approach can put blighted or tax sale properties back to productive use while ensuring long-term affordability. The group discusses the potential benefits of this strategy for Glover, including access to additional funding and the village's existing sewer system. Elizabeth mentions a Vermont housing program that offers financial incentives for building affordable units. The conversation then shifts to the need for improved sidewalks in the village, with Olivia raising concerns about pedestrian safety. The group considers potential challenges and solutions for extending sidewalks, including working with VTTrans and exploring alternative pathways.

## **Addressing Abandoned Properties for Affordable Housing**

The Planning Commission discusses strategies for addressing abandoned or tax-delinquent properties in Glover, with a focus on potential affordable housing opportunities. They plan to follow up with the select board to gather information about such properties and consider factors like flood risk and environmental hazards. The group explores the possibility of working with a Community Land Trust to acquire and develop these properties for affordable housing or other community benefits. They also discuss the need to include this approach in the town plan and to draft a proposal for the select board to consider involving the Planning Commission when such properties become available. The discussion highlights the potential benefits of this approach, including revitalizing blighted areas, increasing the tax base, and providing much-needed affordable housing options.

## **Planning Commission Discusses Membership Issues**

The Planning Commission discusses membership issues, noting that two members have not attended meetings for about two years. They review the current nine voting members and decide to reach out to inactive members to clarify their status. James mentions the need to consolidate the list and get it cleared with the Select Board. The group also discusses upcoming meetings, including a flood zone informational meeting on May 14th and the next regular meeting on May 27th. Olivia agrees to send out survey results and assignments for drafting sections of the town plan.

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## Calendar Dates

May 27 <sup>th</sup>	GPC Meeting	7:00 pm Zoom	
June 14 <sup>th</sup>	Town ½ meeting	10:00 am Town Hall	
June 24 <sup>th</sup>	Town Plan Subcommittee	6:00pm Zoom	Section Outlines due
June 24 <sup>th</sup>	GPC Meeting	7:00 pm Zoom	
July 22 <sup>nd</sup>	GPC Meeting 7:00 pm		
August 26 <sup>th</sup>	Town Plan Subcommittee	6:00 PM Zoom	Section Rough Drafts due
August 26 <sup>th</sup>	GPC Meeting	7:00 pm Zoom	