

# GLOVER PLANNING COMMISSION

**Meeting Minutes:**

**5:00 pm; April 28th 2026**

**Monthly Meeting: 4<sup>th</sup> Tuesday of each month**

**DRAFT**

## Video Link

[https://us02web.zoom.us/rec/share/i6k-nx4tFfRjK\\_Ddnd-Xxrd3PsQMdXpDxUP0mKDHFEoaX9Arbf1VvAyxjV1j3u2.DB-AHu-zb-q5kXIA](https://us02web.zoom.us/rec/share/i6k-nx4tFfRjK_Ddnd-Xxrd3PsQMdXpDxUP0mKDHFEoaX9Arbf1VvAyxjV1j3u2.DB-AHu-zb-q5kXIA)

**Passcode:** 9cpf@H=P

## Attendance

Nella Cargioli Coe, Co-Chair  
James Coe, Co-Chair  
James Bowes  
Ann Creaven  
Anne Eldridge  
Mariel Hess  
Elizabeth Nelson  
Olivia Noel  
Doug Safford

## Quick recap

The Planning Commission met and discussed the logistics and content of the proposed Glover Green public presentation and meeting. The Commission also reviewed the VT F&W access adjacent to the Glover Green, DRB formation, Data Centers, and finally the Town Plan and a strategy of forming a sub-committee to work on the Plan.

## Next steps/ Action Items

- Confirm a meeting date for Glover Green Meeting
- Select Moderator for Glover Green Meeting
- Town Plan subcommittee to meet and work on the Plan.

## Summary

### Call to Order

The meeting was called to order. The group discussed the agenda

### Approval of Minutes

The meeting began with the review of minutes from 3/25/2026 and 4/7/2026  
The minutes were approved as presented.

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## **Glover Green Public Meeting preparation**

The Commission discussed the upcoming Glover Green Meeting focusing on the logistics of picking a date in June that all or most stakeholders will be able to attend. Dates of June 6<sup>th</sup> and June 13<sup>th</sup> were selected as options – to be confirmed with key stakeholders. A discussion was held on picking a neutral moderator for the meeting who has no or no perceived conflicts of interest. A decision was not made but Nella will ask a few candidates if they are willing and able. Further discussion ensued on the format of the meeting – a simple presentation of the design by the landscape designer – and a questions and answer period. Primary issues anticipated included access for trucks, parking, snow removal. The Commission agreed the meeting should be sponsored by the Planning Commission and be duly warned as a Planning Commission open meeting.

## **VT F&W Access**

There was discussion about the Fish and Wildlife access across Still Hill Road from the Glover Green. A few parking spaces are available on the F&W access. Glover Green users may park here but no signage is allowed on the state land. The benches and mowing is currently completed by the trails committee

## **DRB Formation**

There was discussion regarding the formation and role of the DRB. The selectboard has indicated that they have the right to select the DRB members and appoint them. However, by default, or until the selectboard selects DRB members, the planning commission acts as the DRB. The DRB is only responsible for quasi-judicial administration of the River Corridor bylaw and Flood Hazard bylaw.

## **Data Centers**

The Planning Commission discussed the hot topic of Data Centers and how Glover can protect against industrial development like a data center. It was discussed that absent zoning or land-use bylaws, the only mechanism for restricting industrial development is including language in our Town Plan against such development to provide grounds for objection in potential ACT 250 proceedings.

## **Town Plan**

The Planning Commission discussed forming a sub-committee to work on the Town Plan and to present it to the whole commission for final edits and approval. The group appreciated this plan and agreed to form a subcommittee. A motion was made to form a subcommittee and the motion carried. A motion was made to name the volunteers on the sub committee including Olivia Noel, Elizabeth Nelson, Mariel Hess, and Ann Craven. The motion carried.

## **Communications Improvements Plan**

Olivia Noel described the work she is completing for the Town of Glover to assess and improve communications throughout the town committees, commissions, employees, selectboard and the public. Discussion included data collection and archiving,

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consistent communication channels, website redesign, and monthly newsletters and community updates.

## Conclusion

- Trails Committee Volunteer Opportunity May 9<sup>th</sup>
- Next regular GPC Meeting is May 26<sup>th</sup> at 5pm
- Meeting ended at 6:50 pm