

GLOVER PLANNING COMMISSION

Meeting Minutes:

5:00 pm; April 7, 2026

Special Meeting:

FINAL

Video Link

https://us02web.zoom.us/rec/share/Ru7S-mBnIJVjcbBnHrp4g3s4twIX6saNmZDj_IJawZLOWkiHQGLJ5zz2GWk0Pd.oiodw3YARF9So8pB

Passcode: &C?tQ0Vf

Attendance

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

Quick recap

The Planning Commission met to discuss the Heart of Glover town green project and plan a community listening session. The group decided to request a special Planning Commission meeting to be held between April 20th and April 28th, which would include abutting neighbors and be open to the public. They reviewed current design plans featuring a repositioned driveway, concrete pathways, and a future gazebo site, addressing concerns about parking, maintenance, and community input regarding a proposed play area. Key neighbors including Sylvia, Ray, Pat, and Rick were identified as important attendees for the upcoming listening session.

Next steps/ Action Items

- Planning Commission: Present to the Select Board the proposal to schedule a special public listening/informational meeting regarding the Heart of Glover project, and coordinate with the Select Board to select a date (targeting the week of the 20th or as feasible).
- Invite Ceilidh (landscape designer) to the upcoming public listening session to explain the landscape plan and plantings to attendees.
- Stake or flag the new driveway location before the public meeting so abutting landowners and the public can visualize the new access.

GLOVER PLANNING COMMISSION

- Reach out to Pat (Northern Kare) and other pertinent neighbors including Sylvia, Ray, Rick, Butch, Tabitha, and relevant Northern Kare representative to ensure they are invited and can attend the special public meeting.
- Clean up and simplify the current design drawing for public presentation, removing extraneous details and making it graphically clear.
- Address at the upcoming Select Board meeting the need for legal access/easement for abutting neighbors and utility easement for future underground lines and communicate determinations to the attorney.
- Add the upcoming public meeting and related information (including finalized poster) to the town website, Facebook, and Front Porch Forum once details are set.
- Distribute final poster for posting at local venues (e.g., restaurant) and in large format if needed.
- Coordinate with the surveyor (Patricia) to receive official information regarding easements so she can finalize survey work.
- Include website and email improvements as an agenda topic for the next regularly scheduled Planning Commission meeting.

Summary

Call to Order

The meeting was called to order. The agenda was reviewed and limited to discussion of the Town Green

Glover Town Green Planning

The meeting focused on planning a special community meeting regarding the Glover town green project. The group decided to propose a special Planning Commission meeting to the Select Board, which would be open to the public and include abutting neighbors. They discussed scheduling this meeting between the upcoming Select Board meeting and the next Planning Commission meeting on April 28th.

They reviewed current design plans for the Green, including a proposed play area, sidewalks comparing concrete sidewalks to stay-mat alternatives in terms of maintenance and accessibility and landscape species and maintenance requirements. The group decided to invite the Landscape Designer to the public meeting to answer landscape questions.

The group discussed parking options for a project, including existing spaces near a fish and game area across the street, and the widened driveway accommodating parallel parking along one side. The single designated parking space is an ADA signed space that can also be used for loading/unloading.

In preparation for the public meeting, the team agreed to clean up and simplify the project drawings for presentation purposes and confirmed that while a gazebo is not part of the current project, a concrete pad will be prepared for future installation. The group discussed staking the new driveway location to help adjacent landowners understand its location and dimensions.

GLOVER PLANNING COMMISSION

Also reviewed was the need to extend access and utility easements to the abutting landowners that currently gain access across the town property. They determined that new easements would only be needed for two specific neighbors, and Sylvia's existing easement may need to be modified to align with the new green plan. The board decided to invite key stakeholders to the public meeting including abutting and adjacent neighbors. The public meeting is proposed at the town hall with the option to join via Zoom.

Conclusion

- Glover Selectboard Meeting April 9th at 6:30 pm – Present proposed Public Meeting for the Town Green and selection of date/time.
- Next regular GPC Meeting is April 28th at 5pm
- Meeting ended at 6:05 pm