GLOVER PLANNING COMMISSION

Meeting Minutes: **5:00 pm; May 26th 2026**

Monthly Meeting: 4th Tuesday of each month **Final**

Video Link

https://us02web.zoom.us/rec/share/WS9UJJFVBZ3Vd-SnEjz1VKeve56abI-hiVVwWfrnapYzdEFU_WKFWRrLhSehoKR0.cdUTdQGg_6fKpVUg
Passcode: @eXq@5fa

Attendance

Nella Cargioli Coe, Co-Chair
James Coe, Co-Chair
Anne Eldridge
Mariel Hess
Olivia Noel
Doug Safford

Quick recap

The Planning Commission meeting focused on coordinating a public presentation for the Glover Green project, with discussions about whether it should be hosted as a Planning Commission meeting or a Select Board meeting. The group confirmed that the meeting was scheduled for June 27th at 10 AM, though final confirmation from Ray and Jessica was still pending. Bethany Dunbar was suggested as a potential moderator. The commission also received an update on town plan progress from Olivia, who reported that a working group had restructured the plan and was incorporating policies instead of goals and objectives, with a target completion date of late June for draft review. Additionally, the group expressed appreciation for the ongoing work to improve the “tire dump” along route 16.

Next steps

- Discuss with Select Board about hosting the Glover Green public presentation as a Select Board meeting versus a Planning Commission informational meeting
- Work with Cindy to warn the Town Green informational meeting (subsequently under Selectboard responsibility) .
- Check with Ceilidh Galloway-Kane, landscape designer, about her availability for the June 27th meeting.
- Update the event poster with confirmed date, time, and Zoom link (once available) and provide the file to the group for distribution.
- Share the current working draft link of the town plan with the full Planning Commission.
- Check with NVDA and Craftsbury's town clerk about their town plan and if adopted. The Glover Town plan is using the Craftsbury town plan as an example.

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- Confirm with NVDA about the legal status and utility of including "policies" in the town plan.
- Post Village Green meeting announcement to the Glover Village email list once the date is confirmed.

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 4/28/2026
The minutes were approved as presented.
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Glover Green Presentation Planning

The meeting focused on planning a public presentation for the Glover Green project. It was reported that Bethany Dunbar has agreed to moderate the presentation scheduled for June 27th. There was discussion about whether the meeting should be hosted by the Select Board rather than the Planning Commission, with Select Board member Adam preferring it be a Select Board-hosted meeting. The group debated the format and role of the moderator, considering whether Bethany would still be needed if it became a Select Board meeting.
(Subsequently decided to be hosted by the Selectboard with a non-resident moderator)

Planning Commission Meeting Planning

The group discussed the details of the upcoming meeting. The meeting's intent is to be a "no-decision", "information and discussion only" meeting to present plans, listen to concerns, and discuss options to move forward with. The team discussed an agenda including a short project introduction by the Planning Commission, design presentation by Ceilidh Galloway-Kane, landscape designer, and open question and answer period. Pre-meeting action items include confirming Ceilidh's availability, creating and distributing posters, setting up a Zoom link, and advertising through Front Porch Forum once the date is finalized.

Town Plan Restructuring Progress

The Planning Commission working group has restructured the town plan and reviewed nearly half of its content during two meetings. They are checking with NVDA about including policies in the plan instead of goals, objectives, and strategies, as policies can be cited in Act 250 reviews. The group aims to complete their draft by the end of June for review in early July, with final approval expected at the August meeting, following a July discussion of any proposed changes.

Log Landing Transformation Recognition

The group discussed recognizing the Stone's transformation of the rt 16 tire dump back to a working log landing.

Town Committee Documentation Updates

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The Commission discussed the status of procedural documents that the Selectboard is drafting for town committees. Anne explained that the Selectboard is working on scope of work and SOP documents for various committees, and noted that many town policies and ordinances need updating, with some dating back to 2014. The discussion covered concerns about duplicating state statutes in town policy

Conclusion

- Next regular GPC Meeting is June 23rd at 5pm
- Special Town Green Meeting is June 27th at 10am
- Meeting ended at 5:45 pm