GLOVER PLANNING COMMISSION

Meeting Minutes: **5:00 pm; June 23rd 2026**

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

Video Link

https://us02web.zoom.us/rec/share/pRkrO8hl7B_MKBP6u_cn6TeulMfanOU8sHUPxVXs0Eut_-Ikn3YP_6AP0cbirhUi.j1cNokgNSq3DLC-N
Passcode: Uy*z%.V8

Attendance

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

Quick recap

The Planning Commission

The Planning Commission met to discuss the Glover Green public presentation scheduled for Saturday June 27, focusing on design changes and property access issues. The commission reviewed site plan modifications from a morning site visit meeting with the Select Board, including keeping the existing road layout, removing the children's play area, and relocating the handicap parking space. A significant discussion emerged regarding property easements and access rights, with Tabitha's research indicating that the town may have prescriptive rights to continued use of the existing road layout. The group agreed to update the project rendering to reflect the agreed design changes, to leave the circular road access as-is (not part of the design) and to focus the Saturday meeting on presenting the plan inside the existing "circle".

Next steps

- Work on updating the town website with the correct minutes and documents, or print out copies of the minutes for distribution.
- Update the Glover Green site plan rendering to reflect the agreed-upon design changes (keeping the road in its current location, removing the children's play area, moving the handicap parking, and adjusting the fence location) for the Saturday meeting.
- Post the updated meeting information and rendering on the town website and Front Porch Forum.

GLOVER PLANNING COMMISSION

- Make copies of the updated rendering and timeline for handouts at the Saturday meeting.
- Reach out to friends, neighbors, and stakeholders to invite them to the Saturday meeting.
- Prepare for the Saturday public presentation by focusing on the design within the existing green boundaries, separating the property access issue from the project presentation.
- (Selectboard) confirm the legal interpretation of the easement and prescriptive rights regarding the gravel road – review with property owners utilizing the circular drive for access/egress.
- Follow up with VTrans to inquire about the possibility of modifying the existing driveway (curb cut) to accommodate changes, if deemed necessary.

Summary

Call to Order

The meeting was called to order at 5:06. 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.

Glover Green Public Presentation Review

The group discussed the upcoming public Glover Green information meeting scheduled for Saturday June 27th at 10:00 am.

Site Visit: James, Nella and Anne updated the group on a site visit held with Ceilidh Galloway-Kane, the Select board and Road crew that occurred that morning June 23rd on the Glover Green. The purpose of the meeting was to explain and stake features of the project so the Selectboard and Road Crew had first hand knowledge about the proposal.
Design Changes: The Commission reviewed design changes discussed at the morning site visit meeting. Changes including keeping the existing road in its current location, removing the children's play area, and relocating the handicap parking space. These changes were made to reduce costs, address concerns about traffic flow, snow removal, and liability.
Access Easements: The group discussed abutting property owner's access easements, prescriptive rights, and how to equitably accommodate all stakeholders including abutting land-owners, the municipality, and the public. The idea of adjusting the existing access from Route 16 is problematic with permission from Vtrans required. The Planning Commission decided it best to focus the design on the interior of the existing "circle", leaving existing access "as-is" and to separate issues of access and egress rights from the Green design. It was discussed that legal access and egress rights are better decided by the Selectboard than the Planning Commission.
Green Budget: The group discussed the approved project budget of approximately $107,000 of which approximately $102,000 remains. The Planning Commission reviewed the process of bidding and contractor selection in preparation for questions by

the Select Board. The Group additionally discussed the ARPA funding rules and the process the town used to commit the funds by December 2025 as required by the grant.
Parking: The team discussed challenges with parking. A bonus of the revised design concept is that it yields up to 3 proper parking spaces on the south west corner of the Green property. They explored potential additional parking areas, including the Fish and Wildlife access land, a vacant parcel across Rt 16, or a pedestrian path to parking at the Elementary School.
Meeting Preparation: The team discussed updates to project renderings based on red-marks from Ceilidh. Nella confirmed the renderings would be updated before Saturday's presentation.

Meeting Minutes and Town Website

The group discussed issues with posting meeting minutes on the website, with frustration expressed at the disorganized or missing information

Town Plan Update

The team provided updates on the Town Plan progress with Olivia, noting good progress in weekly sub-committee meetings. The intent is to share the updated Draft Town Plan with the Commission prior to the August GPC meeting for feedback.

Conclusion

- Next regular GPC Meeting is July 28th at 5pm
- Meeting ended at 6:45 pm