

GLOVER PLANNING COMMISSION

Meeting Minutes:

6:00 pm; August 26, 2025

Monthly Meeting - 4th Tuesday of the Month

Recording Link

Share link: https://us02web.zoom.us/rec/share/m0r-MJluz5T97VUJfeZaP7Uixul_u-kRqZ958SQO0P9LU_mqMyTeaUQAXFxuyCE1.Opi8KinfDWVVcyU

Passcode: TYaf3#e4

Attendance

James Coe
Nella Cargioli Coe
Anne Eldridge
Mariel Hess
Elizabeth Nelson
Olivia Noel
Doug Safford
Randy Williams

Quick recap

The meeting covered updates on neighborhood watch activities, challenges with a Village Trust Initiative grant application, mapping initiatives for flood zones and village centers, town plan and plans for the town green.

Next steps

- James and Nella: Redraw the FLU map per meeting discussion focusing on Glover and West Glover villages, transition areas and Enterprise areas.
- James and Nella: Finalize and distribute the corrected map to all committee members for review.
- Planning committee: Submit the amended FLU map to NVDA by October 1st.
- Randy: Provide an update on the John Glover historic marker application.

Quorum Achieved, Meeting Begins at 7:05 pm, Previous Meeting Minutes approved.

Minutes:

Village Trust Initiative Grant Discussion

The meeting began with updates on the Glover Village neighborhood watch followed by a discussion about the Village Trust Initiative (VTI) grant application due September 5th, which may not proceed due to challenges with property owner consent. The group also discussed a second property as a potential alternative project, though concerns were raised about flood zone restrictions.

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FLU Mapping

The group discussed Act 181 FLU map for NVDA and state planning mandate. clarified that while the FLU mapping has no direct enforcement, incorporating it into the town plans would give it some standing. The team reviewed and agreed to correct the proposed development areas, specifically removing the cemetery and Glover Park from consideration, and discussed expanding the village center boundaries to include additional areas like Apple Lane and Dexter Mountain. They also noted that expanding the village center designation would provide access to more grant opportunities, and Randy mentioned there were no significant downsides to the expansion.

Transition Area Map Expansion Discussion

The group discussed expanding the transition area boundaries in the map, particularly considering the inclusion of the light tan and dark gold areas. They debated the implications of including private properties and the potential for future zoning changes. The conversation touched on Act 181 and its impact on development in other towns, as well as the need for a maintenance program to update maps if Glover establishes zoning in the future. The group also discussed the significance of sewer access in determining color designations on the map.

Town Land Use Planning Strategy

The group discussed land use mapping and planning for a town, focusing on areas suitable for development. They identified the downtown area and certain industrial zones as priority locations, while noting that some existing tire storage and logging operations might be grandfathered in due to prior approvals. The team also examined a map of West Glover, discussing the potential for expansion and considering factors like topography, sewer access, and existing development patterns. They agreed to concentrate on a smaller, more focused plan initially, leaving a more comprehensive mapping of all fields and forests for a later phase.

Town Plan Goals Simplification Review

The group discussed simplifying the town plan's goals, with Olivia presenting a revised version containing 16 more achievable goals across different sections. They agreed to review and consolidate these goals. The group also discussed integrating an existing energy plan into the new town plan, with Mariel highlighting the need to incorporate specific details from the 2021 energy plan.

Strategic Planning

The group discussed the town's education goal of sustaining the community school as a learning and community hub, with strategies including maintaining partnerships, investing in facilities, promoting intergenerational learning, and sharing updates. Olivia presented objectives to track school maintenance, engage in regional education discussions, and pilot community programs by 2030, though she noted some uncertainty about the town's role compared to the School Board. Randy clarified that town plans are aspirational documents not subject to legal action, while Ann emphasized the importance of including energy considerations. The group agreed that Olivia would distribute the town plan document via email, with a preference for the Word version over the slide deck format.

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River Corridor and Flood Hazard Area

The group discussed the River Corridor and Flood Hazard Area Draft Bylaws. James reported that a public hearing is scheduled for September 30th at 6:30 PM at Glover Town Hall, with Jack Sunberg helping to draft bylaws. (Since moved to October 7th) The town plan update will include new land use and hazard sections related to these bylaws.

Town Green Updates

Regarding the town green, Nella shared that a landscape architect is finalizing documents, and two contractors have expressed interest in the project. James explained that underground utility lines could be buried, and a new pedestal with meters would be installed near Still Hill, potentially accommodating future park lights and EV charging stations.

The Historical Society discussed applying for a state historic marker about John Glover, who never lived in Glover but received land here as Revolutionary War compensation. The group debated the placement of the marker, with concerns raised about putting it in the middle of the town green, and agreed to consult with the landscape designers about an appropriate location. The discussion also touched on parking issues.

Conclusion

- **Next GPC Meeting is September 23, at 7:00 pm**
- **GPC Hearing is October 7th at 6:30 pm at the Glover Town Hall: 1) Proposed Flood Hazard area Bylaw; 2)River Corridor Bylaw**
- **Meeting ended at 8:05pm**