GLOVER PLANNING COMMISSION

Meeting Minutes: **5:00 pm; September 22, 2026**

Monthly Meeting – 4th Tuesday of the Month **DRAFT**

Video Link

Local Zoom recording (not posted – available upon request)

Attendance

Nella Cargioli Coe, Co-Chair
James Coe, Co-Chair
Ann Creaven
Anne Eldridge
Mariel Hess
Elizabeth Nelson

Quick recap

The Commission heard about the Vermont Council on Rural Development's Community Visit Program and reviewed NVDA's draft Act 181 maps and its new process for amending them. Under Housing, it discussed an inquiry from the Greensboro Planning Commission about housing on Greensboro's parcel in Glover and received an update on the Glover Community Trust. The Glover Green remains on hold pending the legal question, with construction expected in 2027. Also covered: the Town Plan, the open seat, the meeting time, and the insurance considerations for Town property.

Next Steps

- Ask the Selectboard to place Alyssa (VCRD) on its November 12th agenda to explain the Community Visit Program.
- Review NVDA's process for amending the Act 181 maps.
- Invite the Greensboro Planning Commission and Barb Delzio (Glover Community Trust) to a GPC meeting.
- Consider the open planning commission seat and review meeting time (currently 5:00 pm)
- Carried forward: Review of 8/25 and 9/4 minutes

Summary

Call to Order

Called to order by James Coe at 5:03 PM. A quorum was present.

Review of Previous Minutes

Draft minutes for 8/25 and 9/4 need further work. Review deferred to the next meeting.

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Community Visit Program – Vermont Council on Rural Development

Nella Cargioli Coe met with Alyssa of VCRD, a non-profit that has facilitated community meetings in Vermont towns for about 30 years, including Craftsbury and Greensboro. The Selectboard must invite VCRD, and the wait is up to two years. The town forms a group of residents with varied backgrounds, and VCRD runs the public meetings. The Commission was in favor.
The VCRD has been recommended for the Selectboard's November 12th agenda.

NVDA Act 181 Maps

NVDA sent draft future land use maps, forwarded to members; they have changed little. NVDA now has a formal process for the Planning Commission to request amendments. Members noted the Transition area is on the west side of Route 16 while existing businesses on the east side are shown as Rural General. Without zoning or subdivision regulations, Glover does not qualify for Tier 1 or Tier 2 funding or village center status. Anne Eldridge will report at Thursday's Selectboard meeting.

Housing

Greensboro Planning Commission: Its Chair called about possible housing on Greensboro's parcel in Glover (Parish School Road gravel pit area). The idea is early; The Commission will invite Greensboro to a future meeting.
Glover Community Trust: The Trust submitted its Village Trust Initiative application with the Selectboard's letter of support. The Commission will invite Barb Delzio or ask for a report.

Glover Green / Heart of Glover Project Planning

No progress to report; a meeting with the town attorney has not been scheduled. There is no deadline for spending the funds, and construction is expected in 2027. The only commitment to Ecotone is the intent-to-award letter; repricing will be requested closer to construction. Members asked that the Selectboard keep moving toward a resolution.

2026 Town Plan Progress

The Sub-committee has not met. Allison Low is leaving NVDA and a replacement NVDA contact is being assigned.

Commission Membership & Vacancy

The Commission is looking to fill an open seat and interested residents are encouraged to contact a member. Paulette Rogers is still considering and other residents were suggested. Members were asked about moving the meeting time later than 5:00 PM. No decisions were reached.

Announcements

A recent town insurance assessment raises awareness of the liabilities for Municipal owned property and structures. No action taken.

Conclusion

- Meeting ended at 5:57 PM.
- Next GPC Meeting is October 27, 2026 at 5:00 PM.