

GLOVER PLANNING COMMISSION

Meeting Minutes:

6:00 pm; September 23, 2025

Monthly Meeting - 4th Tuesday of the Month

Attendance

Jim Bowes
James Coe
Nella Cargioli Coe
Anne Eldridge
Mariel Hess
Elizabeth Nelson
Randy Williams

Quick recap

The meeting began with informal discussions before addressing Act 181 FLU map timing and reviewing inaccuracies in the Glover Future Land Use map, which led to discussions about simplifying classifications and potential village center expansions. The group explored various mapping and zoning plans, including affordable housing developments and transition zones, while also discussing property mapping discrepancies and town planning document updates. The conversation ended with discussions about grant opportunities for engineering plans, property survey issues, and concerns about crime and drug activity in the community, including plans for a public safety forum.

Next steps

- Planning Commission: Finalize the Act 181 Future Land Use map for submission to NVDA in October
- Attend Flood Hazard Zone and River Corridor hearing
- Send out the previous meeting minutes

Quorum Achieved, Meeting Begins at 7:10 pm

Minutes

The meeting began with informal discussions. The meeting was called to order. Previous meeting minutes were not distributed.

Act 181 Flu Map Discussion

The main topic of discussion was Act 181 FLU map, which NVDA had initially requested for September and was now requested for October.

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Considerations included

- Review the enterprise area designations, including the proposed additions at Glover garage area and the tire pile
- Consider expanding the village center designation to include the Young farm in West Glover
- Consider expanding the transition area around West Glover to include the field on the other side of County Road
- Consider adding more transition areas near County Road and Davio Road in West Glover
- Consider designating both sides of Route 16 as transition areas where appropriate
- Review the logic of rural general and rural ag/forestry designations on the map
- Ensure the entire 5.5-acre property at 2612 is included in the village development area

The group reviewed and discussed inaccuracies in the Glover Future Land Use map, particularly regarding the classification of green and yellow areas, with agreement to simplify the map by making everything green except for designated sensitive areas. They discussed potential expansion of village centers and transition zones, including the possibility of adding more transition area around Davio and County Road. Anne noted that while the map is currently aspirational and not enforceable without zoning, it could influence future development decisions. The group also considered expanding the downtown Glover area to include more properties, particularly on the east side of Route 16, though flood zone restrictions were noted as a limiting factor.

The group discussed a potential development at 2612 Route 16, a 5.5-acre property which is being considered for affordable housing development through a grant

The group discussed potential development areas in Deer Lane and Bean Hill, with consideration to transition zones and infrastructure. They agreed to explore designating certain areas as transition zones to accommodate future development while preserving pristine areas. The conversation also touched on existing developments, such as the apartment building on Bean Hill, and the potential for future housing along sewer lines. Jim suggested focusing on village centers as the primary focus for development.

Town Planning and Bylaws Update

The commission discussed updates to town planning documents. They reviewed the process for adopting new bylaws, which involves a public hearing on October 7th at Glover Town Hall, with Zoom capability for remote participation. James explained that while the bylaws have been finalized after weeks of review with Jack, there are some procedural hurdles remaining,

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including public notification and certification by Cindy that all state statutes have been met. The commission was also updated regarding the error flood maps. Jack is asking the Planning Commission to explore funding options for resurveying and correcting these maps.

Project grants and Technical Grants

The group discussed pursuing a technical assistance grant with the town to correct the flood mapping, as FEMA has no process presently to do so. They agreed to explore grant options including MPG.

The town successfully received reimbursement for architectural and engineering costs through the 2014 MPG grant.

Janet Lee, grant writer, is applying for a \$50,000 grant for the town green project.

Town Green Property Survey Issues

The meeting focused on property survey and deed issues related to the town green, where James presented concerns about unclear survey markings and the need for reciprocal quitclaim deeds. The group discussed the need for formal easements for utility lines, road access, and underground services, with Anne taking responsibility to consult with Nick Lowe about legal concerns. They also briefly touched on a housing update regarding property 2612, which was not fully discussed.

Property Revitalization and State Assistance

The group discussed two properties: a foreclosed property being sold for \$150,000 and a trailer up for tax sale in early November. Anne explained that while a grant could be used for revitalization of the foreclosed property, it would not cover the purchase price, and the trust has received state but not federal non-profit approval. Nella mentioned a new executive order from the governor regarding state assistance for abandoned or condemned properties, and he will look into whether this could help with the trailer situation.

Drug Dealers' Housing Concerns

Anne and Randy discussed a recent development where drug dealers who were previously in a house have moved to an apartment complex next to Courier's, threatening residents who try to report them. Anne confirmed that this issue had not yet been raised at the Select Board meeting and explained that the Department of Public Safety could address the situation since rental housing regulation was transferred from municipal health officers to public safety in 2022. Anne is working to help a friend and her daughter, who are experiencing housing issues,

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by documenting various problems with the property while being careful not to seek an immediate building condemnation that could displacement.

Community Safety Forum Planning

Anne discussed ongoing issues with crime and drug activity in the community, highlighting the need for a public safety forum on October 16th at Town Hall to address these concerns with representatives from various law enforcement and state agencies. She emphasized the importance of a solution-focused approach and mentioned an executive order creating an inventory list for substandard rental housing units. The group also briefly discussed a neighborhood watch initiative and recent suspicious activities reported by residents.

Conclusion

- Next GPC Meeting is October 28th at 7pm
- 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 7:40pm