

GLOVER PLANNING COMMISSION

Meeting Minutes:

7:00 pm; May 27th, 2025

DRAFT

Meeting summary for Glover Planning Commission Monthly Meeting - 4th Tuesday of the Month

Quick recap

The Glover Planning Commission meeting covered various topics including grant opportunities for public space improvements and the potential purchase of land adjacent to the town green. The group discussed flood zone regulations, scheduling an informational meeting, and housing-related issues including a tax sale process and concerns about drug-related activity in Glover.

Next steps

- Janet: Complete and share the grant opportunities spreadsheet with the team
- Janet: Additional research – VEC grants, Pollinator Garden grants, EV charger grants, tree planting at both Glover parks?
- Planning Commission: Present the recommendation to the Select Board (June 26th) for spending \$22,500 of ARPA funds to purchase a portion of the Fire Department's "white shed" property; contingent upon a clean environmental study
- James/Nella: Meet with Sylvia to discuss property access before proceeding with the purchase proposal.
- James/Nella: Meet with Ray and the Fire Department to discuss the contingent purchase offer and potential shared environmental study costs
- Planning Commission: Conduct outreach to residents in flood zones and river corridors.
- Planning Commission: Begin setting up Development Review Board procedures, application process, and permit fee schedule
- James: Forward approved minutes to Cindy along with the draft
- Anne: Review and report back on open meeting regulations regarding posting of minutes and agendas
- Jim: Conduct initial environmental records check using state databases and GIS for the property
- Jack: Follow up with Gregory Stewart at USGS regarding the updated flood zone work map for Glover
- Jack: Prepare sample permit applications for the Development Review Board process
- Anne: Check with VLCT about the town's rights regarding the tax sale property at 2651 Glover Street
- Randy: Contact sheriff's department about patrolling Runaway Pond park due to drug-related issues. Investigate the possibility of installing a needle disposal box at Runaway Pond Park

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- Anne: Review noise ordinance templates from other towns for potential implementation in Glover
- Planning Commission: Attend special Town Hall meeting and Flood zoning informational meeting on June 14th
- Planning Commission: Attend next regular meeting on June 24th, 2024

Summary

The group then approved the minutes from the previous month.

Glover Public Space Grant Opportunities

Janet, the new REDI (Rural Economic Development Initiative) grant writer, presented a list of grant opportunities for the town of Glover's public space improvement project, focusing on the Ready program's funding options and other potential sources. She emphasized that the Land and Water Conservation Fund grant, requiring a 50% match, would be the most suitable for a large-scale project, while smaller grants could be pursued for specific elements like EV chargers or community gardens. Janet advised phasing the project to ensure grant readiness and noted that adopting the project into the town plan would strengthen grant applications. The group discussed the need for further planning, including matching funds from ARPA and potential electrification for public spaces, while Janet agreed to provide additional information on available grants and contacts for dam-related issues.

“White Shed” Land Purchase and Easement Discussion

The group discussed purchasing a portion of land behind a white shed for \$22,500, with Ray Sweeney offering to pay \$7,500 for the remaining portion. They agreed to use ARPA funds for the purchase, which would leave \$85,000 remaining from the \$107,000 allocated for the town green project. The group also discussed potential easements and access issues with the property, as well as concerns about public bathroom usage and maintenance. They decided to further discuss the details with Sylvia, regarding assumptions about the property line, and to consider proper easements being officially recorded. Jim, advised that a Phase 1 environmental assessment should be conducted before purchase, as the building may have creosote contamination from its former use as a telephone pole storage yard.. Elizabeth suggested building a gazebo instead of disturbing the land, but the group agreed more information was needed before making a final decision. The planning commission approved a motion to purchase a portion of the Glover Fire and Civil Defense Department's white shed property for \$22,500, contingent on a clean environmental review. This motion will be presented to the Selectboard at their June 26th meeting contingent upon further discussions with all stakeholders.

Flood Zone Regulations

Regarding flood zone regulations, Jack suggested splitting the draft bylaw into two separate parts - flood zone and river corridor - to avoid opposition to both measures. The group discussed scheduling an informational meeting about flood zoning and river corridors, deciding to hold it on June 14th

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following the Town's special town meeting. The planning commission will serve as the Development Review Board, though they need to confirm if the Select Board has officially authorized this role. The group also discussed door-to-door outreach and postcards to residents in flood zones and river corridors.

Housing and Public Safety Update

The group discussed two main housing-related issues. Anne provided an update on a tax sale process for a property at 26251 Glover Street, explaining it's in its early stages with a 60-day administrative period. Anne mentioned she would check with VLC about the town's rights regarding the tax sale property. It was noted that the property is in the flood zone.

The group also discussed concerns about drug-related activity in the neighborhood, particularly regarding noise disturbances, drug-related issues, and trespassing. Anne reported making numerous calls to police dispatch in recent weeks, while Doug expressed frustration about the lack of law enforcement presence and the challenges of addressing recurring problems. The group discussed potential solutions, including adopting a noise ordinance, neighborhood watch, installing a needle disposal box at Runaway Pond Park, and increasing sheriff's department coverage. They also touched on the limitations of the municipality's power in addressing these issues without its own law enforcement force.

Conclusion

The conversation ended with a reminder of upcoming Special Town Meeting on June 14th.