

GLOVER PLANNING COMMISSION

Meeting Minutes:

7:00 pm; June 24th, 2025

Monthly Meeting - 4th Tuesday of the Month

Recording Link

<https://us02web.zoom.us/rec/share/IP-cjhEflpzlg3Rwm14eR05vBDos01jRDf2urZPvgip-fffoxs-vHnUPeimWE1KO.y5Qs0qtxTOKL5NLb>

Passcode: %?7XIKXA

Attending

James Coe, co-Chair; Nella Cargioli Coe, co-Chair; Elizabeth Nelson; Randy Williams; Ann Creaven; Mariel Hess; Olivia Noel; James Bowes; Douglas Safford; Stephen Lowe; Anne Eldridge; Jack Sumberg

Quick recap

The Planning Commission meeting addressed several town planning initiatives, including updates to the town plan, flood zone regulations, and a town green project. The group discussed public safety measures, neighborhood watch programs, and environmental assessments for potential property developments. Technical difficulties and membership changes were noted at the start of the meeting, with the commission focusing on various infrastructure and community engagement projects while considering budget constraints and timeline requirements.

Next steps

- Jack: Check Town Hall availability for the flood zone and river corridor open forum on July 17th at 6:30 PM
- Jack: Continue following up with Sasha Peeler regarding how flood zone and river corridor interact with Shoreland protection
- Jack: Continue monitoring the flood mapping improvement process with Ned Swanberg for Glover village area
- Jack: Create flyers about flood regulations that can be available at the town office
- Jethro: Post flood zone information on the town website
- Planning Commission: Review Janet Lee's grant proposal for smaller non-REAP reimbursable grants
- James: Inform the fire department and Ray about the town's decision not to purchase the additional property
- James/Nella: Develop simplified design plan using existing MPG funds that retains the current driveway configuration and focuses on amenities within the circle

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- [James & Nella: Consult with civil engineer regarding drainage and permit requirements for the reduced development plan](#)
- [Anne: Continue monitoring the tax sale process for delinquent property](#)
- [Anne: Continue monitoring the neighborhood surveillance footage for any disturbances](#)
- [Planning & Zoning: Conduct meeting on July 17th](#)
- [Planning Commission sub-committee: Hold town plan meeting on July 22nd at 6:00 PM](#)
- [Planning Commission: Next Regular Meeting on July 22nd at 7:00 PM –](#)

Summary

Planning Commission Membership Update

James announced that the Planning Commission was down to nine voting members and two non-voting members, noting the resignations of Carmela Young and Hope Colburn. The group approved the meeting minutes with an amendment of adding those present.

Voting Members: James Coe, Co-Chair; Nella Cargioli Coe, Co-Chair; Randy Williams; Elizabeth Nelson, Ann Creaven, Mariel Hess, Olivia Noel, James Bowes, Douglas Safford

Non-Voting Members: Stephen Lowe , Anne Eldridge

2028 Town Plan Sub-Committee update Public Safety

The planning committee quickly reviewed the 2028 Town Plan sub-committee meeting. Updates include a possible public safety section covering traffic, noise, and emergency preparedness as well as a possible Village or Town Listserv, phone tree, or other emergency communication system. The next Town Plan sub-committee meeting is scheduled for July 22nd at 6:00 pm. This is an added meeting with draft town plan sections due.

Flood Zone & River Corridor Planning

The planning commission discussed the Flood Zone & River Corridor zoning project, focusing on public engagement and mapping challenges. Jack reported on previous outreach efforts and ongoing communication with stakeholders, including questions about shoreland protection and flood insurance. The group agreed to hold another public forum in July to reach summer residents and continue the discussion. They also addressed the need to enforce the existing flood zone ordinance. Jack mentioned attending an NVDA

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meeting about the Flood Safety Act and shared updates on river corridor mapping, which will be updated to allow for certain types of development in traditional village centers.

Flood Zone Regulation Public Forum

The group scheduled an open forum for July 17th at 6:30 PM at the Town Hall to discuss flood zone and river corridor regulations. They decided to create posters and flyers to inform the public about the 1991 flood regulations in preparation for enforcement.

The group also briefly discussed the need to improve the town's website, which several members found frustrating to navigate.

Town Green Plan Review

The Town Green discussion focused on three main agenda items: the physical plan, environmental assessment, and a proposal from Janet Lee for pursuing smaller grants.

Physical Plan - James presented a detailed map of property boundaries and proposed easements, explaining the current access issues for adjacent properties and potential solutions. One alternate proposal was to create a separate driveway access for Dexter Mountain Holdings and Northern Care properties, avoiding the need to cross Sylvia Cannizzaro's land. A Second alternate proposal was to retain the existing "circular drive" and maintain everyone's access "as-is" This would reduce the scope of the Glover Green project to the "center of the circle".

Environmental Assessment: James Bowes recommended that prior to purchasing any land for the Town Green project, the town should conduct a Phase 1 environmental review. A Phase 1 environmental review also is required for many of the larger state and federally funded grant opportunities. Considering the cost and risk of completing environmental assessments, the group looked for approaches that would not require the assessment. Reducing the scope of the Green redevelopment to "within the existing circle" appears to be a viable option to proceed with.

Small Grants: Nella updated that Janet Lee submitted a proposal to pursue 4 small grants on behalf of the Glover Green. Environmental Assessment is not required for these grants but they also are not eligible for grant writing reimbursement from the REDI program. Grant writing costs for this effort would need to be paid directly by the Green project budget. James forwarded the proposal to the members for consideration. (Subsequent to the meeting, James emailed the members for approval/disapproval of the proposal for the sake of grant deadlines. The proposal is approved to be formalized at the following Planning Commission Meeting).

In conclusion, with consideration to limited town resources, easement issues, and environmental issues, the group discussed the simpler alternative of re-developing the

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Town Green within the existing drive access circle. The committee voted to reconsider their previous vote to pursue a property purchase and decided to focus on using the available MPG funds for a scaled-down version of the project. MPG funding for design costs expires at the end of July prompting urgency to finalize the plans and specs for the smaller project.

Neighborhood Safety and Watch Program

The final discussion was on neighborhood safety and community engagement. Anne reported a decrease in noise disturbances and car issues, attributing it to increased foot traffic and the presence of security cameras. The group discussed the potential implementation of a neighborhood watch program, with Olivia sharing that neighborhood watch sign statistics.

Conclusion

The Meeting concluded at 8:50 pm