

GLOVER PLANNING COMMISSION

Meeting Minutes:

7:00 pm; July 22nd, 2025

Monthly Meeting - 4th Tuesday of the Month

Recording Link

https://us02web.zoom.us/rec/share/jQVx-ySeFM5O6NTzo9AJ2nmniP-mJZAOJOI0ObKewPi2aODe1zkIThK_2AIYWLMt.m53EU0DWNlSt24tg

Passcode: V0J+oAac

Attending

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

Guests: Cathlin Lord, NVDA

Quick recap

The Planning Commission meeting covered several key topics, including the review of Act 181 Future Land Use maps, village center designations, updates to the town plan, progress on the Glover Town Green project, and plans for the flood zone and river corridor bylaws. Additionally, the group addressed potential property acquisition for housing development and upcoming community events.

Next steps

- Planning Commission: Review and provide feedback on assigned sections of the Town Plan draft
- Planning Commission: Review the land use map and submit edits/feedback to NVDA – including proposed village center expansion boundaries by August 30th. – **Note: Nella and James had a follow up meeting with Cathlin Lord who clarified comments will be received September-November; there is not hard Aug 30th date.**
- Planning Commission: Meet on August 20th to review and finalize Act 181 mapping requests and Town Plan draft – **Note: this meeting will be deferred to August 26th at 6:00 pm – Combining Town Plan mtg. w/ FLU map mtg.**
- Planning Commission: Hold a public hearing in late September regarding flood zone and river corridor bylaws: **Note: James and Nella are meeting with Jack to review the proposed bi-laws in detail and to select a date for public hearing. The GPC can vote on the date at our Aug 26th mtg.**
- Planning Commission: Support the development of Glover Community Trust initiative.

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- Cathlin Lord: Send PDF version of the land use map to the planning commission; drop off a physical copy of the land use map at the town clerk's office. **Note: Map received.**
- Olivia: Create and share a Google Doc for the planning commission to collaborate on FLU map and Act 181
- Olivia: Send out links to Town Plan draft and review guidelines documents to all members
- Steve: Analyze GIS/shapefile data when received from Cathlin to review parcels and road layers; Review GIS mapping files and attempt to manipulate layers for better visualization of village center boundaries
- Ann: Update energy section of town plan with Enhanced Energy Plan content
- Planning Commission: Staff the Planning Commission table at Glover Day on Saturday
- James: Email the updated landscape drawings of the town green project to the Planning Commission

Minutes

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

Glover FLU Map (Future Land Use Map) and Act 181 Cathlin Lord from NVDA presents the Future Land Use (FLU) map for Glover, explaining the various land use categories including village centers, transition areas, rural general, rural agriculture and forestry, rural conservation, and enterprise areas. She discusses the proposed expansion of village centers and the benefits associated with different steps of village center designation, such as priority funding for infrastructure projects.

Glover Village Center and Land Use Mapping The group discusses the proposed changes to village centers and enterprise zones in Glover. Cathlin explains that she created the initial delineations but is open to feedback and changes from the town, as long as they follow statute. The discussion focuses on specific areas like cemeteries, a gravel pit, and a new park, with participants seeking clarification on how these areas are categorized. Steve requests a digital copy of the map for easier review and suggests more precise delineation. Cathlin explains that transition areas are primarily where sewer is available, but some discrepancies are noted by participants regarding the actual sewer coverage in Glover village.

Act 181 and Glover's Eligibility Cathlin explains the tier system for land use categories under Act 181 and how it applies to Glover. She clarifies that Glover does not currently meet the requirements for Tier 1A or 1B status, which would provide Act 250 exemptions for development. The main impact of Act 181 on Glover is related to its village center designation, making it eligible for benefits under the step program for downtowns and village centers, including priority funding for grants. Cathlin also discusses the requirements for advancing from Step 2 to Step 3 in the program, noting that Glover would need to implement several additional measures, including zoning and subdivision regulations, to qualify for Step 3 status.

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Village Center Designation Discussion Cathlin presents information about village center designations and their benefits. The town does not have state-regulated municipal water, which would be needed for growth. The group discusses the potential advantages and disadvantages of expanding the village center designation, with Cathlin stating there are no real downsides. The town has until the end of August to provide edits for an interactive map, with another opportunity for changes in November. Olivia suggests creating a shared Google Doc for organizing questions and thoughts before the next meeting on August 26th.

Village Center Designation Review The planning commission discusses the new village center designations proposed by the state. They express concerns about the implications of these designations and the need to carefully review the proposed changes. The commission decides to review the maps and designations with a follow-up meeting on August 20th (**Changed to August 26th**) to coordinate their response. They plan to request shape files to better visualize the proposed changes and consider potential expansions of village center boundaries. The group agrees to meet in person to review the large map together before submitting their feedback to NVDA by the end of August (**Extended to November**) *Nella has received the DRAFT FLU Map from NVDA*

Town Plan Draft Review Meeting Olivia presents an update on the town plan, which is now in draft form with most content completed. She requests that everyone review their assigned sections or the entire document by the end of August, focusing on present conditions, goals, and their clarity and achievability. Olivia demonstrates how to use Google Docs for commenting and suggesting changes. Ann mentions the need to update the energy section using the enhanced energy plan, and Steve suggests adding links to key reference documents within the plan.

Glover Town Green Project Update James and Nella provide an update on the Glover Town Green project. The MPG grant is ending, and they need to finalize and bill for it. The landscape plan has been updated to a smaller scale, focusing on the area inside the circle. Phil has sold his property to Ray, and Sylvia is now content with the easement arrangement. The team hopes to have the final design and plans at the next meeting. They plan to put out an "intent to bid" request for contractors interested in the project, along with other local projects. Updated landscape drawings will be emailed to the Planning Commission.

Zoning Bylaws Public Hearing The Planning Commission discusses the next steps for advancing the zoning and flood zone bylaws drafted by Jack. They decide to hold a public hearing in late September, with James making a motion to accept the draft bylaws and schedule the hearing. The motion is approved unanimously. Anne mentions that recent informational meetings have not encountered strong objections, mostly questions for understanding.

Housing Update The commission also briefly touches on a housing update including discussions about purchasing a property on Route 16 for potential housing development. Anne explains new legal requirements for offering a payment plan to the current owner before proceeding with a tax sale, likely delaying the process until October. The group discusses options for acquiring the property, including through a community trust, which is still being formed.

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Glover Day Glover Day plans were reviewed including races, music, and food events starting around 8-9 AM and winding down by 2 PM. The Planning Commission discussed staffing the GPC table at Glover Day

Conclusion

- **Next GPC Town Plan / FLU Map subcommittee meeting is August 26th at 6pm**
- **Next GPC meeting is August 26th at 7:00 pm**
- **Meeting ended at 8:45pm**