

Glover Planning Commission meeting October 24, 2023

The virtual meeting was called to order at 7:05 PM. Randy Williams, Jim Bowes, Ann Creaven, Steve Lowe, Carmela Young, Mariel Hess, Nella Coe, James Coe, Jenny Courtner, Doug Safford and Liz Nelson were present.

Mariel moved that Randy's minutes be approved, Carmela seconded. So moved.

Randy reported that the Town Hall repairs are coming along: repairs to the kitchen are very close to being finished, and then the Town Hall upstairs will become available again.

The Green now legally belongs to the Town of Glover. Randy spoke with Joe Breitmeyer of the Fire Department at the Selectboard meeting. He said the Fire Department will clean up the area around d the white building. Randy offered to help if needed.

Randy has not heard back from the Reddi grant writer. However, Mariah Noth will follow up on the rapidly changing situation of Karen Gerharty. She will be back in touch.

Randy announced that Nicole Gratton from NVDA informed him that Preservation Trust has awarded the West Glover church a \$50,000. grant from for the repair of the steeple. She also wants to meet with the Planning Commission because we need to resubmit our Town Plan in 2026. There is a Municipal Technical Assistance program we can access. We are pre-approved. There are several infrastructure and housing opportunities available. Karen Gerharty had suggested the "Better Connections" program from VTrans, also. James and Nella shared their proposal for going forward:

COE + COE ARCHITECTURE 2342 Andersonville Road
www.coeandcoearchitecture.com West Glover VT 05875
Heart of Glover 10-24-23

Phase 1 work plan – MPG (29k) and ARPA (107k) (\$ in "hand")

Design and install Grading, Utilities, Parking, Hardscape, Landscape, & River Edge

Part 1: Design

MPG Consultants and Design Budget

Architecture Coordinate Consultants, Bid Documents \$5,500

Landscape Architect Landscape Design and Mgmt. \$6,000

Civil Engineer Grading, Hardscape, Permitting \$9,825

Electrical Engineer Electrical Allowance \$5,000

Wetlands Ecologist Delineation and Permitting Allowance \$3,000

Total \$29,325

Design Schedule

November 9th Receive Approval from Glover Select Board

November 10th Engage Consultants

December 15th Complete Field work – survey / delineation

December 15th – March 1st Complete Design Work

March 15th – April 15th Bid Summer Work

Part 2: Construction (Summer 2024)

April 1st Contract for the Work

2 months earth works and utilities

1 month landscaping

Phase 2 work plan – Pavilion, Gazebo, Car Chargers, Other (+/- 200k)
(\$ not in hand)

Continue with Design

Continue with Fundraising & Grant Writing Campaign

Construction Summer 2025

Their plan is to keep everything under \$10,000. They have bids. They would like to propose this budget to the Selectboard on the meeting November 9th. Cindy, representing the Town, will manage and pay every account. James and Nella will incorporate the payment schedule in the presentation.

The civil engineer would do the topographic survey and the delineation of the wetland survey. The ecologist would do the actual wetlands survey. The complete design work would be done by March 2024, and then we would put the construction bids out to be accepted in three months. We have to determine what date to start. May? June? July or in the early fall of 2024.

Meanwhile, design and grant writing for the second phase of the project: gazebo, pavilion, ev charging station, etc. can be done with the summer of 2025 targeted for the construction of these elements of the Heart of Glover plan. We hope the second year's construction will be "surgical" so there will be less disruption of the green as it is completed. The major "disruptive" work will happen the first year.

Jenny asked about The Farmer's Market in this period of construction. Our alternatives could be the Town Hall or the School property.

We voted unanimously to approve these preliminary figures on the proposal with the understanding that it will not exceed \$29,325.00. Randy will also represent the Planning Commission and its recommendation for this proposal.

The Glover Ambulance may take over the "Glover Day" event. Randy said the Glover Trails Committee is applying for a recreational grant that could include a portable ice skating rink. Ann noted that the VoRec grant has to be in by December 15th. Randy will check the specs from our old plan and also mentioned that the summer storage for the rink needs to be a good of a considerable size as the components are bulky. Possibly the white building could be storage and a warming shed.

It would be good to coordinate all the various civic efforts in Glover: The Planning Commission and Energy Committee, The Equity Committee, NEKO, and the Trails Committee. Also, if the Recreation Committee still exists, it should be in the mix.

The Memphremagog Watershed group will meet with the Glover Selectboard in November to propose a project in the green area by the Glover Town Office which would include raised beds, a senior housing garden, and a walking path. The idea of an ice rink on the school property was mentioned. They had talked with the principal and the district finance officer but there was little enthusiasm from the principal for it being put there.

We briefly discussed the RT 16/Bean Hill crosswalk and the bridge. There are three groups involved: The Glover Planning Commission, the Equity Committee (senior access) and NVDA (Doug Morton).

Mariel brought up EV chargers. Jim has been playing phone tag with the grantors, but has had some good feedback. James recommended we go for a level 3 charger as there is grant money for that. We don't need to use ARPA money for it. Jim was relieved that the "calendar" for the Green has the EV charger not to be installed until 2024.

The next meeting date is Tuesday November 28, 2023 at 7:00 pm on zoom.

Carmela moved to adjourn at 8:03. So moved.

Respectfully submitted, Liz Nelson, Secretary