

PLANNING COMMISSION MEETING MINUTES  
September 15, 2025

In Person: Mike Strait, Bill Hawkins, Mark Vaillencourt, James Ozone  
Virtual: Joel Cope, Bruce Webster, Alison Low

Call Meeting to Order: Mark Vaillencourt called the meeting to order at 5:30pm.

Updates to the Agenda: None

Public Comment: None

Town Plan: Alison Low from NVDA joined virtually to discuss the Town Plan and survey. As of now, there were 101 responses. Alison reviewed the results (pending additional surveys). Of note: one question was around what Island Pond needs. Common responses were more businesses, such as restaurants, cafes, pharmacies, clothing store, gift shop, gym, and recreation facility other than the Town Hall gym.

Some responses mentioned the recent tax assessment, indicating they thought they were too high and that taxes were the biggest driver of their home expenses. For the Town's vision, 35 respondents ranked a vibrant downtown that offers residents/visitors opportunities to shop, socialize and recreate highest. 42 said being a shining example of stewardship for the lake was most important, while 28 said that a community that cares was the highest priority.

Alison recommended having information ready during outreach initiatives to keep focus. Joel suggested a fact sheet about how the reappraisal impacts people. There will be two more community meetings, one on housing development and economic development, with expert panelists and information/resources for community members.

Alison also mentioned a town walk-around to spot potential opportunities for housing development that would work for the community (e.g. buildings/homes that could be renovated to accommodate additional units or rehabbed to be suitable for individuals/families). The Commission discussed how this would look with current zoning bylaws.

Alison also mentioned that under the Home Act, up to five units are allowed on one acre in areas that are served by water/sewer. Multi-units (up to four) are considered a permitted use by right. "Interested parties" (must be at least 20 individuals) who are worried about diminishing the character of the area cannot object to affordable housing based on concerns of character.

Alison would like to schedule the walk-around for Monday, October 20, 2025 (3:30) prior to the regular meeting, starting at Town Hall. Completed town surveys will be collected and sent to Alison.

Zoning Administrator Report: No report.

Other Business: None

Approve Minutes of Previous Meeting: Bill Hawkins moved to approve the minutes of the previous meeting. Seconded by James Ozone. All in favor; motion carried.

Adjourn: Bill Hawkins made a motion to adjourn at 7:05pm. Seconded by James Ozone. All in favor; motion carried.