

PLANNING COMMISSION MEETING MINUTES
October 6, 2025

In Person: Anne Budrewicz, Bill Hawkins, Mark Vaillencourt, James Ozone

Virtual: Joel Cope, Mike Strait

Call Meeting to Order: Anne Budrewicz called the meeting to order at 5:30pm.

Updates to the Agenda: None

Public Comment: None

Town Plan: Alison Low from NVDA was not in attendance. There is a town walkabout planned for Monday, October 20; the time is unclear. Annie will check with Alison to confirm. The regular meeting will follow.

Zoning Administrator Report: Nick Kittredge sent Annie updated permits, most of which are posted on the bulletin board. He may have more availability and the Planning Commission expressed interest in having him join a meeting.

Joel spoke with Nick about an issue with a property on Spectacle Pond. The lot was subdivided in the 1980s. The attorney who is representing the inheritors. They want to know whether the lots are actually subdivided or are considered merged and need to be subdivided. Joel says the Town is near a conclusion, which they will send to the attorney.

It was a six acre parcel; some maps show it subdivided by Act 250 but there is no map/record of it being subdivided by the Town. Under the bylaws, a property must be subdivided and recorded as such in the Town records. They will need to go to the DRB and go through the process. Further, four of those lots are too small by the Town's current standards. They can be considered not merged but they have to be in separate and nonaffiliated ownership, but they were never subdivided and were in common ownership. Joel considers them merged and recommends they go to the DRB for a subdivision request.

Other Business: None

Approve Minutes of Previous Meeting: Tabled until next meeting.

Adjourn: Mark Vaillencourt made a motion to adjourn at 5:47pm. Seconded by James Ozone. All in favor; motion carried.