TOWN OF CORINTH PLANNING COMMISSION
PO Box 461, Corinth, VT 05039
Approved Minutes of Meeting
Thursday, April 3, 2025

Attending for the Planning Commission: Anne Margolis, Karen Reed, Kenya Lazuli, Patrick Martin, Russ Pazdro, Kimberly Remillard, Jon Ruggles (alternate), Stephen Devoto (ex officio, Selectboard member). Kelly Donahue, Lister and Administrative Officer. Members of the public: Mike Tagliavia, Jim Guyer, Miranda Miller, and Jennifer Locke. Absent: Commissioner Liane Allen.
Jon Ruggles will be seated for Liane Allen

Acting Chair Margolis called the meeting to order at 7:02PM.

Agenda Review
Margolis began by thanking outgoing Commission members Patty Rizzo and Kerry DeWolfe for their years of service to the town. Margolis asked if there were any suggested changes to the agenda, there were none.

Introductions
Members of the Commission, staff, and the public introduced themselves, saying a little about where in Corinth they lived and how long they had lived here.

Election of Officers
Devoto outlined the support that would be provided to the Commission by the Administrative Officer. Margolis informed the Commission that because of work and family commitments, she would be able to chair for only a few months. She said that the Commission needed at least an interim chair, but did not today need to elect a vice-chair or a secretary. Pazdro made a motion to nominate Margolis as interim chair through the July meeting, Remillard seconded, and it was passed unanimously.

<u>Public and Staff Comment</u>
Jim Guyer recommended the Commission consider ways to raise revenue so that taxes would not have to rise every year. He said that large parcels lead to conservation easements and current use, which leads to lower tax revenue for the town. A Brief discussion about land use decisions and taxes ensued.

Mike Tagliavia asked for clarity on how vacancies on the Commission are noticed. New Commission members shared how they learned of vacancies, including an announcement made at town meeting, a posting on the town website, and outreach to the Selectboard.

Miranda Miller shared information on an opportunity she has to purchase and preserve a parcel of land adjacent to an existing parcel on which she runs children's programs. She wanted to further understand the role of the Planning Commission in relation to the possible purchase and protection of land and its conservation.

Minutes of March 4, 2025.

Pazdro made a motion to approve the minutes of the March 4th, 2025 special meeting. Remillard seconded. The motion passed by a vote of 3-0. Martin, Reed, and Lazuli abstained. Margolis outlined the decision taken at the meeting for the commissioners who were unable to attend, which concerned a lot line adjustment between parcels at 5193 Cookeville Rd.

Correspondence

No correspondence.

Old Business

Subdivision Bylaw changes. Margolis described the proposed changes to the subdivision bylaws as some minor, some substantive, and many clerical. She said that the clerical changes were primarily a re-organization and re-numbering to make it easier for applicants to understand and follow. Devoto outlined the process for approval. He said that the Commission must first send the proposed changes to neighboring towns, the regional planning commission, and the State, then at least 15 days later hold a public hearing with proper notification. Following this, the Selectboard then considers the proposed changes, holds its own public hearing, and then votes to either approve, deny, or send to the voters the proposed Subdivision Bylaw changes. Margolis suggested that before the next meeting, the commission review the text of the proposed changes to identify any typographical or other errors. Reed volunteered to do this with Margolis.

New Business

Administrative Officer position. The Commission discussed the job description of the Administrative Officer, which was provisionally approved by the Selectboard at its last meeting. Devoto will email the job description to commissioners immediately after the meeting and asked for any comments and suggestions to be returned by Monday, so that an Administrative Officer could be hired soon. By Statute, the Commission nominates the AO, and the Selectboard appoints. To expedite hiring, Margolis made a motion to delegate the Commission's nominating role to Devoto. Lazuli seconded and the motion passed unanimously.

Application to develop in Corinth Flood Hazard area. Donahue outlined the application, which was submitted in January by the Vermont Association of Snow Travelers (VAST) to repair a crossing over the Waits River near the East Corinth General Store. Ned Swanberg of the state Department of Environmental Conservation provided written comments on the application, both to the applicant and to the Administrative Officer. After some discussion of the application and

the Corinth Flood Zone Bylaws, Devoto volunteered to research the process for reviewing the application.

Work Plan for the coming year. The Commission discussed whether it wanted to begin work on the next town plan, which is due in 2027. Margolis said that work on the current town plan was begun about 2 years prior to its adoption in 2019. The Commission also discussed whether it wanted to work on Zoning Bylaws. The history of past work on Zoning Bylaws in Corinth was outlined, there was discussion of the Village designation of East Corinth and Cookeville. The Commission agreed that further discussion was needed before deciding what the focus of its work in the coming year would be.

Local Hazard Mitigation Plan. Devoto informed the Commission about the process for updating the LHMP and invited commissioners to attend the public meeting on Tuesday at 5PM.

Adjournment

Margolis made a motion to adjourn, Pazdro seconded, and the motion passed unanimously. The meeting adjourned at 9:49PM.