TOWN OF CORINTH PLANNING COMMISSION
PO Box 461, Corinth, VT 05039
Approved Minutes of Meeting
Thursday, August 7, 2025

Attending for the Planning Commission: Anne Margolis, Patrick Martin, Kenya Lazuli, Russ Pazdro, Liane Allen, Jon Ruggles (alternate). Stephen Devoto (Administrative Officer).
Absent: Commissioners Kimberly Remillard, Karen Reed
Jon Ruggles was seated for Karen Reed
Members of the public: Katie Kramer, Dina Dubois, Bob Fortunati, Chris Preston, Ginny Barlow, Mike Tagliavia, Norm Collette.
Representing Two Rivers-Ottauquechee Regional Commission (by Zoom): Meghan Asbury.

Acting Chair Margolis called the meeting to order at 7:05PM.

Election of Officers

Pazdro indicated that he was willing to serve as co-chair, and Martin was also willing to be co-chair. There was discussion over the mechanics of how this would work. Devoto referenced the PC bylaws, which specify 3 officers: Chair, Vice-chair, and Secretary.
Lazuli nominated Pazdro as chair, and Martin as vice-chair. Allen seconded and the vote in favor was unanimous.
Margolis nominated Allen as Secretary, Lazuli seconded and the vote in favor was unanimous.

Agenda Review

Pazdro asked if there were any changes to the agenda, there were none.

Public Comment

Preston expressed concern about the limited publicity regarding the presentation by Two Rivers-Ottauquechee Regional Commission (TRORC) of the maps presented at the July 3rd meeting. Margolis gave the history and purpose of the regional planning process that was prompted by Act 181, a modification to Act 250. Preston cautioned that maps often have mistakes, citing river corridors as an example.
Preston also expressed the opinion that any change to the subdivision bylaws should go to the voters.

Minutes of the July 3rd meeting

Margolis suggested amendments to the minutes to indicate the approval of the June 12 meeting minutes at the July 3rd meeting. This was moved by Allen, seconded by Martin, and passed unanimously, with Allen abstaining. Margolis moved to approve the minutes with this amendment. Allen seconded and the motion passed unanimously.

Board of Adjustment: Permit to work in a Flood Hazard area: Cemetery Road Streambank stabilization.

Devoto gave the background, indicating that the application was for a waiver of the permit requirement. He explained that the Flood Hazard bylaws are the Commission's responsibility and that the Department of Environmental Conservation (DEC) review was simply advisory to the Board of Adjustment. Collette presented the background of the project. The 2023 flood created a fire-hose stream of water from the culvert under Heath Road that eroded the bank of the Meadow Brook below the cemetery. Joe Blodgett successfully secured FEMA funding to repair the streambank, after review by Jaron Borg of the Agency of Natural Resources. The DEC reviewed the project and had no concerns as long as repairs occurred prior to October 1. There was discussion about the appropriateness of waiving permits, and the importance of public hearings, as well as the delays that would be caused by such a requirement for this project. Ruggles motioned to waive the permit requirement, this was seconded by Lazuli. Allen suggested that this work could be viewed as "maintenance of storm drainage", which is exempt from permit requirements. The majority of commissioners felt that since there were independent ANR and DEC reviews, the work was on town property, and the work should be done while the water flow was low, it was appropriate to waive the permit requirements. Ruggles moved to call the question. The vote in favor of waiving was 4 to 1.

Margolis moved to return the permit application fee to the Cemetery Commission, Martin seconded, and the motion passed unanimously.

Planning Commission: Preston minor subdivision approval of survey and minor revision.

Preston presented his application to change the lot boundaries to the following:

> The new parcel is described as the Eastern 4+/- acres of the existing parcel #108-0014.a, with boundaries as follows: The Western boundary line begins at a fixed iron pin located in the lip of a 36 inch culvert thru which flows a creek that bisects the original parcel and generally follows the boundary line which ends at a fixed iron pin on the bank of the Waits River. From this pin, the Southern boundary follows the Waits' bank downstream to a fixed iron pin that forms the corner of the Eastern boundary that is also the boundary line with Bicknell's lot #077-10518.c. Follow the boundary line up the escarpment to a fixed iron pin on said town line, turn southwesterly and go approximately 100 feet to the fixed iron pin above the creek which is the starting point.

Margolis motioned to approve the survey and the plat, Allen seconded, motion passed unanimously.

Planning Consultation by TRORC

Meghan Asbury, from TRORC, explained that the Regional Planning Commission was required to conduct surveys of towns regarding their planning. She confirmed with the Commission what planning documents that Corinth had. She asked what constraints hindered the town. The Commission emphasized the shortage of staff, time, and capacity to undertake town work. With

respect to the regional plan and the maps to implement Act 181, the Commission said that TRORC help in soliciting community input would be helpful.

TRORC Act 181 maps

The commission discussed how best to get community feedback on the maps that TRORC is proposing for Act 181 implementation. The Commission agreed that a meeting in Town Hall, one in the Library, and posts to the LRN would all be helpful.

- Dubois will raise this issue at the next Library Board of Directors meeting.
- Martin will request a second copy of the maps from TRORC
- Allen will email a description of the maps and their purpose to Dubois.

Subdivision Bylaws

Margolis referenced the opposition to the language that required special permission for right of ways over 500', and pointed out that this is a dramatic relaxation: current bylaws require special permission for all right of ways. There was extensive discussion over possible limitations on right of ways. There was universal agreement that the requirement for minimum road frontage should be textually separated from the discussion of right of ways. The Commission felt that the right of way discussion should be resolved early in the next meeting. The other open issue is whether a permit should expire.

Adjournment

Margolis made a motion to adjourn, Allen seconded, and the motion passed unanimously. The meeting adjourned at 9:50PM.