TOWN OF CORINTH PLANNING COMMISSION
PO Box 461, Corinth, VT 05039
Unapproved Minutes of Meeting
Thursday, September 4, 2025

Attending for the Planning Commission: Russ Pazdro, Patrick Martin, Anne Margolis, Liane Allen, Kimberly Remillard, Karen Reed, Jon Ruggles (alternate). Stephen Devoto (Administrative Officer).
Absent: Commissioner Kenya Lazuli
Jon Ruggles was seated for Kenya Lazuli
Members of the public: Andrew Alexander, Jim Guyer, Ed Pospicil, Mike Tagliavia
Representing Two Rivers-Ottauquechee Regional Commission (by Zoom): Meghan Asbury.

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

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

Public Comment
Alexander expressed concern about the draft future regional land use map presented by TRORC. He felt it was inappropriate for the Regional Planning Commission to designate his land in any way, and felt the maps should be more widely available. There was discussion of the role of the Regional Planning Commission and the State Legislature in the process. Several Planning Commissioners encouraged Alexander and other members of the public to provide feedback to the Regional Planning Commission.

Minutes of the August 7th meeting
Allen corrected a mistake regarding the approval of the minutes of July 3rd. Reed motioned to approve the minutes as corrected, Allen seconded, and the minutes were approved unanimously.

Municipal Planning Grant
Asbury (TRORC) outlined the process for applying for an MPG. She said that Corinth would need a municipal resolution, a certificate of good standing from Agency of Natural Resources, and the application would be developed in the GEARS system. Devoto said he would email a copy of the 2024 MPG application to all commissioners for their review.

Old business
Subdivision review
The Commission discussed whether there should be automatic approval for right-of-ways when a property is subdivided. Margolis reviewed the subdivision and zoning requirements of neighboring towns and reported that all neighboring towns require special permission for right-of-way approvals before a subdivision is granted. She noted that 20VSA4412 outlines the

State minimum requirements for right-of-ways: they must be permanent, they must be approved by the Planning Commission, and they must be at least 20 feet wide with safe and adequate access. After discussion, the Commission reached consensus that it would NOT change the requirements for right-of-ways in the existing subdivision bylaws, but would clarify the language in a similar form to that found in the Vershire zoning regulations, which reads:

> As required by Vermont law, land development must have frontage on a public road or access to such a road by permanent easement or right-of-way at least 20 feet in width. In the event that a lot does not have frontage on a public road, a permit request shall be submitted to the Vershire Development Ordinance - If evidence leads the Commission to find that permanent access to a public road exists, it shall grant an approval.

The Commission reached consensus that all lots created by a subdivision should have 100 feet of road frontage, unless a variant is granted.
Margolis will make edits to the most recent version of the proposed subdivision bylaws to incorporate those decisions and to edit the language about forest blocks for clarity.

TRORC Act 181 maps

The commission discussed how best to get community feedback on the maps that TRORC is proposing for Act 181 implementation. Allen will contact Blake Memorial Library to inquire about having a public meeting in association with the next Commission meeting there. Martin will contact the Kyles at TRORC to inquire about their availability, and to request copies of the maps.

Adjournment

Pazdro adjourned the meeting at 9:05PM.