TOWN OF CORINTH PLANNING COMMISSION
PO Box 461, Corinth, VT 05039
Unapproved Minutes of Meeting
Thursday, October 2, 2025

Attending for the Planning Commission: Russ Pazdro, Patrick Martin, Anne Margolis, Kenya Lazuli, Karen Reed, Jon Ruggles (alternate). Stephen Devoto (Administrative Officer).
By zoom: Kimberly Remillard, Liane Allen
Absent: NONE

Members of the public: James Begin, Chelsea Tillotson Begin, William Appleton, Carol Appleton, Tim Jarvis, Patrick Taylor, Andrew Alexander, Mark Wells, Jason Duprey, Jusin Merchant, Corey Richardson, Robert Tilden, Jim Guyer, Mary White, Mike Tagliavia, Forbes Morel, Dan Wing, Dina DuBois, Jim Bulger (Chair, Topsham Select Board). Approximately 10 others came in after the meeting started and I failed to get their names,
By Zoom: Devin Gleesen, Rich Moore, Lillian Olsen, Stephanie Gleesen.

1. Chair Pazdro called the meeting to order at 7:01 AM.

2. Agenda Review
   Pazdro suggested moving item 6c, the discussion of the Regional Planning act 181 map, to item 4, after public comments, to facilitate the many members of the public who wished to contribute to its discussion.

3. Public Comments
   There were none.

6c. TRORC Act 181 map

Chair Pazdro introduced the Regional Future Land Use map that the state Legislature asked the regional planning commissions to create.

Alexander expressed concern about the draft future regional land use map for Coirnth that was presented by TRORC. Guyer expressed concern about the purpose of the maps, "Why are they doing this?" Several people expressed frustration that the Two Rivers Ottaqueechee Regional Commission was not willing to come to a second meeting in Corinth.

Forbes asked about the consequences of the maps, "What are the teeth?" White said if the goal was to increase housing in the state, it couldn't be met in Corinth.

Commissioner Allen explained what the maps would NOT do, "It's not telling you what to do with your land, and it's not telling us what you can do with your land."

Commissioner Margolis said the maps were aspirational, about future development.

Bulger (Chair of Topsham Select Board) informed the public that TRORC would be presenting the Regional Future Land Use map at the November Planning Commission meeting in Topsham (6:30PM, November 3; Topsham Town Hall, 6 Harts Rd, Topsham. Devoto said he would determine if the recording of the TRORC presentation in Corinth on July 3rd was available.
The Commission said the maps would be at Town Hall, with an opportunity for the public to comment.

Forbes asked, "What does the board think about this?" Several members of the public implored the Commission to draft an official response to TRORC about the future land use maps.

4. Minutes of the September 4 meeting
   Commissioner Reed motioned to approve the September 4 minutes with a minor correction, Commissioner Allen seconded, and the motion passed unanimously.
5. Correspondence.
   The Commission reviewed several old plats that had been found during cleaning of the vault. The Commission had no interest in them.

6a. Municipal Planning Grant
Devoto outlined the Municipal Planning Grant application. The Commission listed the following as issues for Corinth to consider in the update to the municipal plan (no particular order): Community disaster planning, Substance abuse, Law enforcement, Economic development, Maintaining rural character, Primary care, Short term rentals, Connectivity of forests. The Commission wants to have at least two occasions for the public to provide input into the plan prior to the final draft, in addition to the public hearing after the final draft is done. There was a request to include refreshments and child care in the budget.
Commissioner Reed made a motion to apply for the MPG, it was seconded by Commissioner Lazuli and passed unanimously.

6b. Subdivision Bylaws amendment
Commissioner Margolis shared the final draft of the subdivision bylaws, which included changes made in response to the public hearing. Commissioner Allen moved to send this draft to the Select Board for its consideration. It was seconded by Commissioner Martin and passed unanimously.
Commissioner Margolis motioned to recommend to the Select Board that the amendment be voted on in a town-wide election, it was seconded by Commissioner Remillard and passed unanimously.

7. Administrative Officer Reports/Other
   Devoto reported that he wrote a letter confirming that Corinth does not require a demolition permit, for the removal of the home and shed at 82 S. America Road, and a

letter confirming Corinth does not have zoning bylaws for a Firearms Dealer permit on Ryder Road.

8. The Commission voted to go into Executive Session pursuant to 1 VSA313(a)(3).
9. The Commission exited the Executive Session without taking any action.
10. Commissioner Ruggles motioned to adjourn, it was seconded by Commissioner Allen and passed unanimously. The Commission adjourned at 10:15PM.

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.