TOWN OF CORINTH PLANNING COMMISSION
PO Box 461, Corinth, VT 05039
Unapproved Minutes of Meeting
Thursday, July 2, 2026

Attending for the Planning Commission Russ Pazdro, Karen Reed, Patrick Martin, Kenya Lazuli, Andrew Alexander (alternate), Jon Ruggles (alternate)
Commissioner by zoom: Anne Margolis
Administrative Officer: Stephen Devoto.
Commissioner Absent: Liane Allen, Kim Remillard
Commissioner Alexander seated for Allen; Commissioner Ruggles seated for Remillard.
Members of the public: Neil Ryan, Mike Tagliavia
Members of the public by zoom: Ahn Ryan

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

Agenda Review
No changes. Lazuli motioned to approve the agenda, Reed seconded and the motion passed unanimously.

Public Comments
Neil Ryan asked if the Commission had reviewed the current draft of the regional plan. Members of the Commission indicated that Planning Commissions were not normally part of the regional planning process, and with other responsibilities members had not been had time to review the regional plan. There was discussion of the process for the preparation and adoption of the regional and town plan.

Ahn posted the schedule for the public meetings and hearings on the regional plan:
Three Information Sessions (in-person)
July 15 at 6 PM at Chandler Center for the Arts, 71 North Main St., Randolph
July 16 at 6 PM at Fairlee Town Hall, 75 Town Common Rd., Fairlee
July 23 at 6 PM at Woodstock Town Hall, 31 The Green, Woodstock
Four Formal Hearings (in-person and Zoom)
July 28 at 6 PM Bethel Town Hall, 318 Main St. (not the town office)
July 29 at 6 PM Bradford Academy, 172 North Main St., Bradford
July 30 at 6 PM Bugbee Senior Center, 262 North Main St., White River Junction
July 31 at 6 PM King Farm, 128 King Farm Rd., Woodstock
Neil Ryan asserted that the new regional plan would require all projects subject to Act250 review the presence of electric chargers, heating without fossil fuels, and tight restrictions on accessory on farm businesses. He further asserted that TRORC has a 20 year record of trying to stop on-farm businesses, and that there are over 50 “musts” or “shalls” in the land use chapter. He expressed his concern for the effect this would have on Corinth businesses.

Ahn Ryan pasted excerpts from the draft plan in the chat.

- Chapter 3: Land Use Rural Agriculture and Forestry (p. 3-15) 8 Accessory on-farm businesses (AOFBs) regulated under Act 250 shall not host more than twenty social events (concerts, weddings, etc.) a year, generate daily truck traffic, or be principal retail.
- Chapter 3: Land Use Rural Agriculture and Forestry (p. 3-15) 6 Non-agricultural development is discouraged on agricultural soils and active fields; new development shall locate only along field or forest edges.
- Chapter 3: Land Use Rural General Areas (pp. 3-12–3-13) 11 Principal retail shall not be permitted in Rural General Areas.
- Chapter 9: Utilities, Facilities, and Services Overall Utilities, Facilities, and Services (p. 9-2) 3 Public investments in municipal, regional, and state facilities must be located within core settlements and Enterprise Areas.

Neil Ryan asserted that the Land Use Review Board was shocked by the ambition of TRORC compared to all other plans.

Alexander expressed concern about the requirement that the Corinth town plan be compatible with those of neighboring towns. Martin reassured the Commission that “compatible” is a very flexible term.

Margolis shared a comment in the chat:

> It seems like the main issue is changes to the definition of "substantial regional impact." Here are CVRPC's definition/guidelines fyi: https://centralvtplanning.org/wp-content/uploads/2021/01/SRI-definition.pdf

Minutes of June 4

Kenya moved to approve as corrected (June 4 date, and Lazuli was present at May 7 meeting), Reed second the motion and it passed unanimously.

Survey

Commissioner Reed shared her report on the editing process for the survey. There was consensus that the questions about the issues raised by 181 should be included, but not labeled as 181 questions. The commission discussed whether to have a web survey option, they felt it would be more inclusive and prevent duplications if the survey was only available on paper. The commission agreed that manual compilation of paper surveys would be the best approach

The commission agreed on the following schedule:

- Review final draft at the August meeting
- If approved at the August meeting, send copies to people who have expressed interest, and post draft on the web, with an email for the public to send comments. Commissioner Martin volunteers to be the recipient of public comments
- Send final survey to the public to October
- Deadline for responses to be mid November

Other

There was discussion of the August meeting, whether to hold it and if so whether to have TRORC present, the commission decided to focus on the survey in August and postpone work on the town plan until September.

Adjourn

Lazuli moved to adjourn. Reed seconded and the motion passed unanimously. The meeting adjourned at 8:08PM.

Respectively submitted by Stephen Devoto, Administrative Officer