TOWN OF CORINTH PLANNING COMMISSION
PO Box 461, Corinth, VT 05039
Approved Minutes of Meeting
Thursday, August 6, 2026

Attending for the Planning Commission: Patrick Martin, Andrew Alexander (alternate), Jon Ruggles (alternate), Karen Reed, Russ Pazdro, Anne Margolis
Commissioner by zoom: Anne Margolis
Administrative Officer: Stephen Devoto.
Commissioner Absent: Liane Allen, Kim Remillard, Kenya Lazuli
Commissioner Alexander seated for Allen; Commissioner Ruggles seated for Remillard.
Members of the public: Carroll Porter, Lee Porter, Jim Guyer, Jennifer Locke, Barbara Soros, Jeff McLaughlin, Bryce Limlaw, Cora Wadsworth, Olivia Limlaw, Tom Reed, Matt Otterman
Members of the public by zoom: Mike Tagliavia.

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

Agenda Review

No changes. Martin motioned to approve the agenda, Reed seconded and the motion passed unanimously.

Public Comments

McLaughlin asked for guidance on having a lot valued just for land. He wants to purchase a few acres abutting his, across the road from his neighbor. The Commission suggested he speak with the listers about merging properties.

Guyer expressed concern that the Town Plan is being written by TRORC. Pazdro explained that the Town Plan is written by the Planning Commission.

Minutes of July 2, 2026

Margolis moved to approve, Reed second the motion and it passed unanimously.

533 Munn Road subdivision, Informational Meeting. Bryce Limlaw wishes to subdivide his lot to allow Olivia Limlaw to build a house. Devoto confirmed that the lot was created after 1995, therefore this is an application for Major Subdivision. The Commission discussed what is required for a full application. The applicant requested a waiver of the requirement for a completed deed and approved septic design to be submitted with the application, in order to avoid a large expense without knowing if the Commission would ultimately approve the subdivision. He suggested that the approval could be made contingent on the submission of documents acceptable to the Commission. After discussion, the Commission agreed with this approach. Devoto outlined the requirements and timeline necessary for a public hearing.

Proposed T.R.O.R.C. Regional Plan

Martin gave an overview of how to access the Regional Plan, how to comment, and what kinds of comments are most helpful. Tom Reed added that comments on the map are also being taken. Martin provided an overview of the approval process.

Tagliavia said the future land use designations were not addressed in 181 repeal. Tagliavia expresses concern that the PC has not publicly stated its opposition, that the Commission has a responsibility to speak for residents. Locke asked how the town can put input, and whether Corinth can opt out of regional planning. Locke said that the PC has a responsibility to protect the town. Ruggles asked whether it is possible to change regions. Pazdro said that the Commission does not know what the people want, and that individual residents should provide comments on the regional plan. Martin expressed concern that the PC can't know the opinions of the town. L. Porter suggests an annual survey to gauge town opinions.

Margolis reviewed the process under Act174 for energy plans. The own plans have influence over utilities, through the public utility commission. With the town plan, the town gets "due deference". She emphasized that the question is, "what do we want to protect ourselves from?" K. Reed worried that the broad brush taken by TRORC might inadvertently squash life out of Corinth.

In response to concerns about the draft regional plan, Martin pointed out that Act250 has impacted very few properties in Corinth. Martin said that the draft plan for our region has compulsory language than plans for other regions, but other plans also have compulsory language.

K. Reed shared a 4-page analysis of what is changing in the new plan, and advocated for a Commission letter consisting not of opinions, but of questions.

Alexander expressed his frustration on the lack of movement on the town plan from 8 years ago, he would like the Commission to discuss large questions like property rights, to do more than simple text editing.

Martin suggested that Reed's questions go in from Reed, and that he would make sure it was considered at the Director's meeting.

Devoto will post information on the town's web site and alert people via the LRN.

Survey

K Reed sent out the draft survey by email to commissioners. She also made a 4 page version, shorter than the 10 page version. Pazdro suggests reconvening subgroup to discuss.

Building notification ordinance

Martin reported the SB had concerns over the definition of a permanent structure and what the penalty for violation would be. He reviewed the difficulty of determining a penalty. There was discussion of the process. The Commission decided to work on the two questions and then pass along to SB, with a take it or leave it.

Administrative officers report/Other

Devoto reviewed the steps the SelectBoard is taking to address the dilapidated building (Old Village Store) in East Corinth.

Town Plan review. Margolis will do Energy and Education chapters. Russ will take the lead on Transportation. Ruggles expressed a desire to review plan after survey.

Alexander expressed concern about conversations among groups of Commissioners outside of public meetings, in particular after the meetings have adjourned. The Commission agreed that members should be careful to adhere to Open Meeting Laws.

Adjourn

Margolis moved to adjourn. Ruggles seconded and the motion passed unanimously. The meeting adjourned at 9:22 PM.

Respectively submitted by Stephen Devoto, Administrative Officer