Planning Commission Meeting Minutes
March 18, 2026

Present: David Koschak, Reed Holden, Farley Brown, Gordy Waterhouse, Dave Rowell, Mike Martin, Lucas Schulz, Ben Kroeger

Absent: Logan Jones

1. Approval of February, 18 minutes: Dave made a motion to approve, Gordy seconded. All ayed. Minutes approved.
2. Planning Commission officers: Farley stated that the Chair position is open, as is Secretary position. David and Lucas said they are both happy to take minutes.
3. Draft Building Notification document update: Selectboard is ready to hear comments and feedback at their meeting next Tuesday at 7:00; Reed will confirm with Michelle to make sure they have the most up-to-date version. Questions were raised about the necessity of the fee.Is the threshold for triggering this form (a deck) too low? Farley will check with Allison about similar processes in other towns; Albany's annual landowner survey was noted as a possible reference. Important to note that we have not voted to approve the form, but instead want clarity from the Selectboard about its exact purposes.Gordy made a motion to send this current version of the Notification Form to the Selectboard, with Planning Commission members attending the next Selectboard meeting to voice questions and concerns. Ben seconded. All ayed. Motion approved.
4. Planning Commission website page: For next meeting, review the draft that Reed sent out and add feedback.
5. Floodplain Regulation update: We need to update our form, per NVDA's request. Zoning bylaws need to be reviewed and everything else needs to be updated accordingly. We need several volunteers to work on it; Lucas, David, Gordy, and Farley will take this on. We're currently waiting on the state and FEMA for the FEMA maps. Farley will send out existing floodplain regulations.
6. Act 181: Still under legislative review, with delays due to concerns from rural communities. A legislative update is likely for April.

Meeting adjourned at 8:10. Next meeting is April 15 at 7:00.