

**Planning Commission Meeting  
212 School Street  
West Burke, Vermont 05871  
May 19, 2026 at 6:00 PM**

Members Present: Jim Sullivan; Chair, Lynn Norris, Nick Roosa, and Guy Herman.

Guest(s): Mike Harris, Zoning Administrator  
Diane Wells; Conservation Committee Member

Jim Sullivan – Called Meeting to order at 6:02 P.M.

Jim Sullivan – Delayed the motion to accept the April 2026 Minutes, due to Jenny's absence. It will be on the Agenda for next month.

Jim Sullivan - Introduced Nick Roosa and Guy Herman as newly appointed Planning Commission members. Nick gave us a brief history of his interests and time spent living in Burke. Guy Herman reaffirmed his commitment to this commission and the value we can add to the thoughtful development of Burke.

Jim Sullivan - Began a discussion on Act 181 and Act 250. At its core, Act 181 expands when and where Act 250 jurisdiction applies. Act 181 broadens the situations in which the Act 250 permitting process is triggered. Statewide mapping has become very heavily relied upon to determine these outcomes. Tier 3 areas, like Burke, may face stricter reviews regardless of the size of the project. The Road Rule length trigger additional reviews and significant confusion. This should not slow us down in finalizing the Town Plan. Jim suggested that they get back to work on the Town Plan and plan for a Public Hearing in July 2026.

Diane Wells - Reiterated that the Planning Commission, the Development Review Board, and the Conservation Committee have a joint public meeting where Elise and the Planning Commission can roll out the NRI. Mike Harris agreed that the DRB could benefit from this Report. We are going to try for June 10<sup>th</sup>.  
  
There was no new business.

At 7:15 PM Lynn made a motion to adjourn.  
Guy seconded the motion. All were in favor.

Respectfully submitted  
Jim Sullivan  
Planning Commission Chair