

**Planning Commission Meeting &
Public Hearing for the Revised Town Plan
212 School Street
Community Room
West Burke, Vermont 05871
January 20, 2026 at 6:00 PM**

Members Present: Zoe Gascon; Chair, Jim Sullivan; Secretary, Lynn Norris and Jenny McKenna.

Guest(s): Mike Harris; Advisor

Zoe Gascon – Called Meeting to order at 6:04 P.M.

Zoe Gascon – Asked for a motion to accept the December 2025 Minutes.
Lynn Norris made a motion to accept the minutes. Zoe seconded the motion.
All were in favor.

Zoe Gascon - Opened the Public Hearing and welcomed feedback from the community on the revised Town Plan. There was no one in attendance to give any feedback. Jim Sullivan made a motion to accept the revised Town Plan, as is, and forward it on to the Select Board for their Public Hearing which would be held on March 2, 2026 at 5:00 PM, which is their regularly scheduled Select Board Meeting. Zoe Gascon seconded the motion. All were in favor.

Zoe Gascon - Opened the discussion on other projects the Planning Commission needs to focus on in 2026. Mike Harris suggested that spending some time researching set-backs for new construction on properties that are behind other properties, not next to, could use some work. The needs to be an amendment to the ordinance to give the DRB some guidance.

Mike also suggested to look for ways to open up opportunities to increase housing in the Town. Multiple accessory dwellings may be an option, however these homes would be exempt from short-term rentals.

There was no other business.

At 6:47 PM Zoe made a motion to adjourn.

Jenny seconded the motion. All were in favor.

Respectfully submitted

Jim Sullivan
Planning Commission Secretary