

Lunenburg Planning Committee

Meeting Minutes: May 28, 2026

Planning Committee Members in Attendance:

Tina Breault, Gary Briggs, Liz Benoit, Nate Brown

Guest:

Kate Baxter, NVDA Board Representative

Community Members: None

Items to add to the agenda

Gary asked to have a discussion about Ordinances. Item to be moved to the front of the agenda.

Approve the minutes of last meeting

Motion to approve the minutes of April 23 made by Tina. Seconded by Liz. No discussion. All in favor.

Ordinances

Towns need to review the ordinances they have in place on a regular basis. Does the PC want to weigh in on any of the town ordinances? The only one that may be pertinent to PC would be the junk ordinance. After some discussion it was agreed that Gary would reach out to other towns to see what, if any, role Planning Commissions have regarding ordinances in other towns.

Latest on Act 181 and NVDA Regional Plan - Kate Baxter (NVDA Board Representative)

Vermont Bill S.325, which addresses regional planning and Act 250 Tier jurisdiction, has passed both the Senate and the House and was sent to Governor Phil Scott on May 27, 2026. The finalized amendments have not been released yet but it rolls back the two most controversial elements, the "road rule," which would have triggered Act 250 review for certain development built along new private roads, and it eliminates Tier 3, the designation meant for ecologically significant areas that would have faced stricter review under Act 181.

NVDA voted on the Regional Plan in May with a Dec 31 deadline. If they miss the deadline, towns won't be eligible for Act 181 alleviations (for those towns eligible).

There was discussion on what formal role the PC wanted to have regarding reviewing the plan. Gary made a motion that PC members would review and provide feedback on their own if they wanted. Seconded by Tina. No further discussion. All in favor.

Addendum: New information since the meeting - NVDA has scheduled a public hearing for public comment on July 29 - both physically at Due North in Lyndonville, as well as digitally.

Update on Local Hazard Mitigation Plan (LHMP)

The LHMP Group met and reviewed all the actions and made a few changes to the owners. Tina will update the Implementation Matrix with all the new information for the group to use moving forward.

Housing

Multiple Topics:

- Delinquent and Vacant Properties
 - Gary said they have identified eight properties that are going to be scheduled for tax sale this year. Should the PC provide the Select Board with a recommended plan of action for these properties?
 - The only property the PC wanted to engage on is the Grugnale property. We would need to come up with a solid plan before presenting anything to the Select Board.
 - Tina will try to contact a local developer and if there aren't any interested, will talk to other towns.
- Volunteer Vacant Property Registration Program
 - PC wanted to take more time to review the draft. We'll discuss at the next PC meeting.

Update on Better Connections Program

BC Steering Committee met with the consultant on May 20:

- Reviewed a draft of the Public Participation Plan.
- The steering committee were asked to come up with six people for the Initial Public Outreach Conversations and ten people for the economic interviews.
- Information will be available at Hello Summer to update the community.
- Stormwater Site Visit scheduled for Thursday; Gary, Gregg and Jesse will attend.

Next Meeting

Meetings will now be the 4th Thursday of every month – Next meeting is June 25

- Gary will update the town calendar
- Liz will update the CESER calendar and future newsletters

Community Comments

None.

Meeting Adjourned

Motion to adjourn made by Liz; seconded by Tina. All in favor. Meeting adjourned at 7:19pm.