

# Lunenburg Planning Committee

## Meeting Minutes: November 19, 2025

---

### **Planning Committee Members in Attendance:**

Tina Breault, Gary Briggs, Liz Benoit, Nate Brown

**Community Members:** 3 attended via zoom

### **1) Items to add to the agenda**

None

### **2) Approve the minutes of last meeting**

Liz made a motion to approve the minutes of October 23, Nate seconded. No discussion. All in favor.

### **3) Future Land Use Map**

Feedback is due to NVDA by Nov 21. We've received no comments or questions from the public.

- We've been able to extend Gilman Village all down Commercial Ave.
- Waiting on word of Fox Field but it's unlikely.

### **4) Capital Improvement Plan**

Should have final draft by the end of this week. We'll be presenting it to the Selectboard at one of the budget meetings.

### **5) Housing**

Reviewed a condensed list of actions/notes. Discussion was held on certain topics:

- Home Share Vermont – Dec 12 at Senior Center. Chris asked if this was being provided via Zoom. It wasn't, but we will. Website flyer will be updated with zoom link information.
- Research policies and ordinances:
  - Gary will check to see what other towns with no zoning have for the following:
    - Policy to analyze delinquent tax sale properties for potential development – Could be helpful if we are trying to identify properties that could be used for housing needs in our community.
    - Ordinance to implement Vacant Property Registry – Vacant properties can cause all kinds of problems for communities.
  - Linda suggested to also check on what they are doing for a permitting process - We need to figure out a way that we can get some kind of paperwork implemented so that we know when somebody's going to build something, or change something, or whatever. Right now, we have nothing except we ride the roads to see if there's any changes, and that's just not good enough.
    - Chris let us know that the Welcome Packet Committee will be gathering information at the Gingerbread Festival to see if people are new to town.
  - Once Gary gathers the information, we'll review and see what, if any of these policies, makes sense for Lunenburg.

- Town-Owned Property Committee:
  - Linda indicated that she has given lists of town-owned properties in the past. If people feel there are properties that need to be researched, they should bring them to the attention of the committee.
- Grants – Chip 2025 Program is not going to help Lunenburg. It is not a grant program but tax increment financing which is not a viable solution for small towns.

**6) Local Hazard Mitigation Plan (LHMP)**

Final version of LHMP is on the website. Total document is 114 pages. Planning committee members were provided with a 29 page subset of the plan that includes the mitigation actions and strategies and asked to review it so we can provide guidance to Selectboard.

**7) Grants**

- We need to look for planning grants to get the engineering designs done for FD1 to move the water line. MPG grant is one of them. Will come up with list and provide it to the FD board.
- Task Forces will be applying for the T-Mobile Hometown Grant for a pavilion for Fox Field – Application deadline is Dec 31.

**8) Next Meeting**

January 22

**9) Community Comments**

None

**10) Meeting Adjourned at 6:52pm**

Nate made a motion to adjourn; Liz seconded; all in favor.