

**TOWN OF SUTTON**  
**Sutton Planning Commission & Development Review Board Meeting**  
**at the SUTTON FIRE DEPARTMENT**  
**February 25, 2026 @ 5:43 pm**

**Open Meeting:**

- Call to Order: Rob called the meeting to order at 5:43 pm.
- Members Present: Rob Simms, Adam Bruggeman, Scott Cunningham (via Zoom) and Jamie Crooks. Member absent: Paula Biltmore
- Members of the public present: Paul Brouha.
- Rob asked for a motion to approve the minutes of the January 21, 2026 meeting. Motion proposed by Adam, seconded by Scott and approved by all.

**Tabitha Homes hearing:**

- Adam proposed that the hearing be closed after the entry of the Act 250 jurisdictional opinion be entered into the record along with receipts of mail notification alerting abutters provided to Scott by Mr. Ng. The motion was seconded by Scott and approved by all.

**Old Business:**

- **FEMA Flood Plain Update**  
Scott and Jamie will plan to review the USGS/FEMA maps of the town and provide feedback to USGS staff as requested within the next few weeks.
- **ACT 181 Update**  
Rob reviewed the memo sent to NVDA provided feedback on the FLU maps and housing targets emphasizing: 1) inaccurate designation of “Rural General” tracts currently being used for agriculture ( citing the example of Seymour property on Wood Hill Road which is actively farmed and yet is designated as Rural General rather than the correct Agriculture/Forestry designation and 2) the addition of 15 units to Sutton’s target (total of 41 by 2030) due to its “eligibility” for Tier 1 B status, even though the town does not want to pursue this designation and has indicated so in writing to NVDA. The memo indicates that these issues inflate the housing target assigned by NVDA and requested revised accurate mapping of land in the town and removal of the Tier 1 B designation. Rob indicated that David Snedeker of NVDA has responded and will consider revisions to the FLU

categories. Paul Brouha commented that NVDA's role, previously collaborative in nature with towns in the NEK, has now seemingly shifted to that of an arm of the state and that while the targets are labeled as "aspirational" Act 181 will require monitoring of progress toward achieving the targets. He also reviewed a meeting with State Rep Marty Faltus on Act 181 implementation in which plans for legislation to slow implementation of Act 181 are in progress but may not be enacted in this legislative session.

- **Town Plan Update**

Adam proposed a motion to set a date for a separate meeting on the Town Plan by the Planning Commission on Wednesday, March 18<sup>th</sup>. Rob indicated that he will contact both NVDA for questionnaire resources and engage with a planning consultant-- Philip Montgomery, Co-Founder of Gravitas Grove, a research and consulting firm specializing in municipal planning support.

- **Adjourn the Meeting**

Scott moved to adjourn the meeting. Adam seconded and all were in favor. The meeting adjourned at 6:32 pm. Next meeting will be held on March 18<sup>th</sup>.