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**Sutton Planning Commission & Development Review Board Meeting  
at the SUTTON FIRE DEPARTMENT  
March 18 @ 5:30 pm**

**Meetings are also held via Zoom. See the Town's web site for the link.**

- **Open Meeting:** Scott called the meeting to order at 5:43 pm.
- Members Present: Rob Simms (via Zoom), Adam Bruggeman, Scott Cunningham, Jamie Crooks.
- Members of the public present: Mark Hoffman
- Rob asked for a motion to approve the minutes of the February 25, 2026 meeting. Motion proposed by Adam, seconded by Scott and approved by all

**New Business:** Mark Hoffman indicated that he is interested in joining the DRB. After discussion he will be proposed at the next Selectboard Meeting.

**Old Business:**

- Tabitha Homes: Adam indicated that the report of the hired land use attorney remains pending and moved to schedule a deliberative session next week to review the report and finalize a decision on the subdivision application. The motion was seconded by Scott and approved by all. The deliberative session will be scheduled for March 25, 2026 at 5:30 pm.
- FEMA Floodplain updates: Scott and Jamie are planning to review the FEMA maps and report at the next meeting.
- Act 181 update: Rob provided an update on the NVDA response to memo on FLU maps and housing targets indicating that town's response to NVDA's proposed FLU maps and housing targets is unchanged and that there remains significant concern that areas designated as "Rural General" still include a large number of parcels enrolled in UVA and thus artificially inflate the housing target for the town. Momentum for repeal or delay in implementation of Act 181 appears to be increasing and a rally is scheduled at the State House in Montpelier on March 24, 2026.

**Other Business:**

- Town Plan review and survey consultant (Philip Montgomery): Rob updated the committee on the consultant proposal which was circulated by email. Adam suggested obtaining references. The proposed cost estimate is similar to the overall grant award, but it is not clear that funds for the grant could fund the project after the state awarded the DRB to conduct it. Rob will plan to look into this and determine whether MPG funds could be used. Scott proposed developing a time line for the Town Plan process and will prepare this for the next meeting.

- The next meeting will be on April 15, 2026

**Adjourn the meeting**

\*Note: all meetings are recorded.