



# Town of Whitingham Planning Commission

MEETING TUESDAY, June 2, 2026, Whitingham Municipal Center, Jacksonville, VT

*These Minutes will be accepted into the public record (with any corrections noted) at a future meeting of the Whitingham Planning Commission.*

## Summary

The Commission heard concerns from members of the public related to Act 181, and discussed proposed maps for the Town Plan; and reviewed the Housing chapter, policies and recommendations.

## Attending

<b>Planning Commission</b>	<b>Zoning Administrator</b>	<b>Windham Regional Commission</b>
Brad Lackey, Chair	Gig Zboray	Margo Ghia, Natural Resources Planner
Peter Barus, Clerk		
Keith Thompson		<b>Members of the Public</b>
Phil Edelstein		Scott and Aimee Reed

## Call to Order

The meeting was called to order at 6:02 pm.

## Additions or Changes to Agenda

Mr. Barus asked for consideration of a consistent meeting schedule.

## Hearing of Visitors (for concerns not on the Agenda)

Scott and Aimee Reed re: Proposed Land Use;

Noted that there are primary residences within designated conservation lands; expressed concern that 30 acres can't be subdivided for the next generation under the proposed map; It was noted that the map is guidance, not decisive; that the proposed map should more closely resemble the existing map (Brickhouse Rd, Ick Rd); the Reeds discussed another 10 acres on Rt 8A.

### There was discussion:

- of previous policy (10 years ago) had been not to devalue properties when changing the plan;
- of snowmobile trails that would not be added, not being class four town highways; instead, possible extension of Freezing Hole Rd as a private road, and the others on the Community Facilities map;
- of removal of mapped bus stops (previously discussed);
- of labeling, such as Reed's Store site, listed on the State Registry of Historic Places as "Howett House", originally "Floyd Reed Hardware and Tin Shop"; it was noted that registered names are preferred over colloquial usage; there was consensus on "Floyd Reed..."; and No. 17, "Point Pleasant Village" also is an historic name;
- of the possibility of printing the maps at larger scale;

## Town Plan Review - housing chapter

### The Commission made corrections and suggested modifications:

- Whitingham's average household size; seasonal housing; descriptions of property taxes; improving labels and format of charts; questioned 2020 census data;
- Under Housing Needs, suggested more specificity ("town should play an active role..." how?), and noted that goals such as "upper and lower limit targets have been identified..." seem more like requirements as written;

### There was discussion:

- of the proposition that all regional planning commissions are to break down state numbers of needed housing units by region, each RPC to divide the number of units by the number of towns, and larger towns assigned a larger percentage of state goals;
- of Housing Strategies bullets (from the Four Towns project); a request to see their priority sites; (Ms. Ghia will send links);
- of them meaning of "Be consistent with the requirements that apply to two related uses: government and municipal buildings...specific to Whitingham";

## **Policies and Recommendations**

**Recommendation 1.1** Plan for how proposed housing types; who? how? Suggestion, just say "coordinate proposed housing with planning for services..." etc.

**Recommendation 1.2:** Identify ways that the Town could incentivize Accessory Development Units... (incorrect numbering);

**Recommendation 1.7:** Consider the reduction of permit fees and of public sewer allocation fees, (remove this reference to reduction of sewer fees);

**Discussion** of next stages; stitching it all together, reviewing, announcing a preliminary public meeting to involve the public early, and hold the official hearing when the whole draft is ready; whether to break for the summer when less public engagement likely;

Grant required completion date, April 30, 2027; Town Plan adopted 2018 (8 years ago), expires in Dec '26

## **Other business**

### **Meeting schedule**

There was **consensus** on meeting first Thursdays at 6pm, the next meeting scheduled for July 2, 2026.

## **Review and accept the Minutes**

Mr. Thompson moved to accept the Minutes for March 17 and the Notes for May 6. Second by Mr. Barus. All in favor.

## **Adjourn**

Mr. Thompson moved to Adjourn. Second by Mr. Barus. All in favor. The meeting was Adjourned at 7:23pm.

*Respectfully submitted, Peter Barus, Clerk*