

Town of Vershire Planning Commission Meeting Minutes DRAFT
Wednesday, September 10, 2025 at 7:00 pm at the Vershire Town Center.

Attendance: Gregory Wilson, co-chair, Eleanor Zue, co-chair, Seann Cram, Liana Horster, Michelle Massa, DA Aaron Hoopes, Helen Wilson, secretary, Suzanne Lupien, geust.

Call to Order: G. Wilson called the meeting to order at 7:02 pm.

Approval of Minutes: Gregory moved that Minutes of the PC regular meeting on July 9 be approved. Seann seconded the motion. The motion passed.

Aaron Hoopes reported on the past month's Development Administrator activity: DRM made some minor changes to the cell tower. Malcolm Ward got a permit for a house he is building on Eagle Hollow Road. Nichole White-Fogarty inquired about a property on Parker Road, and was informed they had a permit.

The Selectboard asked Aaron to address the issue of dumping at an address on Parker Road. He will proceed with an informal warning to the landowner, to be followed up with a Notice of Violation if necessary.

Guest speaker, Suzanne Lupien spoke on her experience advocating for improving the condition of Vershire's unpaved roads., specifically the effect of the ditching that has been done over the last years.

Suzanne pointed out the the Selectboard is responsible for the roads, so her talk tonight is just to help us understand the history and process of the road maintenance.

The ditching program began as part of an attempt to clean up Lake Champlain. Approximately 20% of the runoff from Vermont roads ends up in Lake Champlain. The program is followed by towns voluntarily.

The ditching in Vershire led to deterioration of some of the unpaved roads, such as Vershire Center Road and Eastman Cross Road. Concerned about what she was seeing, around 3 years ago she invited Jim Ryan, formerly of the Vermont Agency of Natural Resources, to meet with the Selectboard and road crew to review the regulations about roads in Vermont. He provided information and suggestions. Suzanne also spoke with the TRORC road person, Senior Planner Rita Seto, who stated that the TRORC basically provides help with funding for the program.

Suzanne is planning to contact the State and get their assessment of the success or failure of the program so far. She also did a phone survey of town managers to ask how they perceived the program's progress.

She also described the way historically roads were shaped in the Spring and Fall, which maintained the width of the road, and allowed for runoff without the erosion. She plans to further investigate the recommendations in both the current and the new Town Plan as they relate to roads.

Update on new Town Plan

There will a voting day on September 27 from 10 am to 7 pm for residents to vote on the new town plan. Helen will post reminders on the Vershire listserv, including a link to a short document outlining the differences between the 2017 plan currently in effect (expiring in October 2025) and the new plan.

If the plan is adopted, the Planning Commission will hold a special meeting on October 25 to work on updating Vershire's Development Ordinance to make it consistent with the new plan.

Next regular Meeting, Wednesday, October 8, 2025

Adjourn: Gregory moved to adjourn the meeting at 8:08 pm. Seann seconded. The motion passed.