

Planning Commission Minutes – draft

MEETING: Town of Vershire Planning Commission

DATE: Wednesday, January 14, 2026

TIME: 7:00 PM

PLACE: Vershire Town Center Building

Call to Order: Eleanor called the meeting to order at 7:04PM

Present: Eleanor Zue, Seann Cram, Michelle Massa, Liana Horster, and Eileen Murphy

Agenda Review & Modifications:

- Discuss the upcoming Town Meeting and re-election of Commission members
- Act 181 Tiers

Public & Staff Comments: none

Report from Development Officer Aaron Hoopes: No new report received

Approval of Minutes of November 12, 2025 meeting (Note: There was no PC meeting in December) Approved

Report from anyone who attended FEMA workmap meeting about flood maps, held Tuesday, January 13.

Guest presentation from Eileen Murphy, offering information on the FEMA/USGS updated flood map. She can send a link to the slides to anyone interested (we can request access to the recording as well).

The updates:

- For us the starting point for these maps is old paper maps
- Flood maps need to be reviewed and understood
- This period of time is the review period, it is not public, the maps may not be shared until next stage. This stage ends on Feb 17th. In that time frame we can put in feedback and they can make adjustments up until that date, after which point we must supply scientific data to get changes approved.
- We should definitely reach out to TRORC (Pete Fellows and Kyle Katz were both there) to meet and may be able to offer us a more in-depth explanation of this within the time window.
- There are also people available at the USGS offering meeting dates in two time slots, one tomorrow and another one next week.

Amanoosuc-Connecticut, Waits-Connecticut and White River are the names of the watersheds.

TRORC website offers a lot of information in their tracker for people to follow the progress of this map process.

Seann is reaching out to TRORC people as well as Melissa Smith at USGS to inquire about the map updates.

Announcements/Other:

The Hazard Mitigation Plan is in the final stages of approval with the State.

Discussion of the upcoming Town Meeting and re-election of Commission members:

Membership on the Planning Commission is a four-year term.

Liana and Michelle are up for this year

This is Eleanor's last term (at least one open seat)

Gregory and Seann's terms will be up next year

Question—is there a case to be made for shortening the cycles?

If interested in running but not present at the meeting (Tuesday March 3) we should be prepared to have someone else nominate us.

Act 181

The links Michelle sent are great sources of information.

It says it's up to towns to "opt-in" to act 181. Is this true?

Seann will ask TRORC people.

Adjourn: 8:02PM