

Members Present: David Roy (Chair); Michele Gammal; Joan Falcao

Members Absent: Don Bedard (Vice-Chair); Brooke Scott

Others Present: Nate Hayward; Martha Taylor-Varney (ZA)

6:01 PM – **D. Roy** called the meeting to order.

Changes to the Agenda

There were none.

Public Comment

There was none.

Old Business

- A. Discussion with Nate Hayward about the Town’s acquisition of the Lavin property and associated septic** – Nate Hayward told the Commission members that the agreement is to buy Lots 1, 5, 6, 7, and 8 – a total of 92 acres. Lot 2 has been approved for a mini-golf course, Lot 3 was purchased by CIDER, and there is an agreement between Mr. Lavin and a potential buyer for Lot 4. The available septic is on Lot 8. Additional testing on Lot 6 indicates there may be more available there. There is direct access to the Lavin property from Folsom via an adjacent Town property.

Nate presented a summary of the potential septic capacity on the Lavin property, including the possibility of additional septic on Lot 6. The Town’s purchase and sale agreement includes 2911 gallons per day. Tests indicate there may be an additional 3366 gallons available on Lot 6. Wetland delineations will need to be updated in 2025 before final septic capacity here is determined. The full report, by Otter Creek Engineering, is available on the South Hero town website. A public hearing regarding the Town’s proposed purchase of the Lavin property is scheduled for Thursday, January 16 at Worthen Library.

- B. Continue discussion on South St. multi-modal path: M. Gammal** suggested a bike/walking path through the property, since there will be a direct connection through Town property from the school. Could this replace a path along South St.? **D. Roy** wants to continue to pursue the South St. location for now. **J. Falcao** wondered, with the Governor’s support of the Island Trail, if there might be a grant available to help develop a path through the Lavin parcel.

New Business

Applications for 2026 Municipal Planning Grants are now open.

Approve Meeting Minutes from December 4 and December 18, 2024

M. Gammal moved to approve the minutes from December 4, 2024, with corrections; **J. Falcao** second. All in favor.

J. Falcao moved to approve the minutes from December 18, 2024, with corrections; **M. Gammal** second. All in favor.

Administrator’s Report

ZA M. Taylor-Varney read the Planning Commission report she had prepared for the FY2024 Town Report.

Announcements

1. Meeting House – no report, at this time.
2. Town Office Committee – The Town Office Committee is studying the feasibility of adapting the McGreggor Building [across RT 2 from the current Town Office] for use as a new Town Office. This option became available late in the process and the committee is completing a study before the bond question goes before the voters in March at Town Meeting. A building designed for the location of the craft shop, on property already owned by the Town next door to the current Office, is complete.

Next Meeting

The Commission’s next meeting will be February 5, 2025 at 6PM at the Town Office.

Adjournment

7:13PM – **J. Falcao** moved to adjourn; **M. Gammal** second. All in favor.

Respectfully submitted
Martha Taylor-Varney, ZA

Signed: _____ **Date:** _____

For the Planning Commission

These minutes are unofficial until approved at the next regularly scheduled meeting. All motions were unanimous unless otherwise indicated.