

Granville Planning Commission

Public Forum

August 26, 2026

Attendees: Kyle Katz, Two Rivers Ottauquechee Regional Commission; William Brokhof, Chairman; Alyson Healy & Michael Reiderer, Planning Commission members

Cristina Mamolea (via Zoom); Michael & Diane Eramo; Mary Falcon; Carol & Ronald Millard; John Weiner; Robert Readie; Richard Poole and Bea Benedict

Meeting summary:

Quick recap

The Granville Planning Commission held a public forum to kick off the update of the town plan, with Kyle Katz (TRORC) from TRORC explaining what town plans are, how they are written, and how they are used. The meeting covered required elements like land use, housing, utilities, and state planning goals, and discussed how the plan can influence Act 250 and energy/telecom siting. Many attendees raised concerns about the proposed Twin Rivers regional plan, questioning its authority, potential conflicts with the town plan, and impacts on property rights. There was extensive discussion about the relationship between the town and regional plans, the role of TRORC as a consultant, and the importance of community input. Participants asked for more transparency, regular meeting schedules, and access to draft versions of the plan. The commission emphasized that the process is iterative, volunteer-driven, and relies on local knowledge and public feedback. The meeting also touched on topics like affordable housing, energy updates, and the need for broader community engagement in the planning process.

Next steps

Kyle Katz (TRORC)

- Share draft versions of the updated town plan (both redline and clean versions) with attendees and the public for review and feedback prior to the next public forum.<https://tasks.zoom.us?meetingId=sL1rRN%2FfQwOmbDZp0POWBw%3D%3D&stepId=20677e55-a1a9-11f1-9bed-3e254bc11711>

Collaboration

- Planning Commission: Consider establishing a regular, standardized meeting schedule (e.g., same day and week of the month) to facilitate public attendance and participation.<https://tasks.zoom.us?meetingId=sL1rRN%2FfQwOmbDZp0POWBw%3D%3D&stepId=206789a2-a1a9-11f1-b0d1-3e254bc11711>
- Planning Commission: Improve publicizing of meetings, including posting agendas and topics to be discussed on the town website and Front Porch Forum, and specifying which chapter or topic will be addressed at each meeting.<https://tasks.zoom.us?meetingId=sL1rRN%2FfQwOmbDZp0POWBw%3D%3D&stepId=20678fbd-a1a9-11f1-9972-3e254bc11711>
- Planning Commission: Collect email addresses from attendees (via sign-up sheet) to distribute draft documents and updates.<https://tasks.zoom.us?meetingId=sL1rRN%2FfQwOmbDZp0POWBw%3D%3D&stepId=20679507-a1a9-11f1-8fa9-3e254bc11711>
- Planning Commission: Continue to solicit and incorporate public input, especially as the commission progresses through each chapter of the town plan.<https://tasks.zoom.us?meetingId=sL1rRN%2FfQwOmbDZp0POWBw%3D%3D&stepId=206799ed-a1a9-11f1-ba37-3e254bc11711>

- Planning Commission: Review and consider incorporating an inventory of natural communities, wildlife, flora, and fauna into the town plan, as suggested by attendees.<https://tasks.zoom.us?meetingId=sL1rRN%2FfQwOmbDZp0POWBw%3D%3D&stepId=20679eb5-a1a9-11f1-85b7-3e254bc11711>
- Planning Commission: Reach out to relevant town staff and other knowledgeable individuals to gather necessary data and information for the Utilities and Facilities chapter and other relevant sections.<https://tasks.zoom.us?meetingId=sL1rRN%2FfQwOmbDZp0POWBw%3D%3D&stepId=2067a33c-a1a9-11f1-bd32-3e254bc11711>
- Planning Commission: Consider inviting public participation and expertise, including non-residents, to assist with the town plan update process.<https://tasks.zoom.us?meetingId=sL1rRN%2FfQwOmbDZp0POWBw%3D%3D&stepId=2067a7d7-a1a9-11f1-a6f0-3e254bc11711>
- Planning Commission: Maintain transparency throughout the town plan update process, including sharing draft documents and facilitating public engagement.<https://tasks.zoom.us?meetingId=sL1rRN%2FfQwOmbDZp0POWBw%3D%3D&stepId=2067ac37-a1a9-11f1-bec4-3e254bc11711>

Summary

Granville Town Plan Update Meeting

The meeting began with informal conversation about summer activities and personal experiences before transitioning to the Granville Planning Commission meeting. William Brockof, Chairman, opened the formal meeting and discussed the agenda, which included public comment, approval of previous meeting minutes, and discussion of the Granville Town Plan. Kyle Katz (TRORC) was introduced to present on the Granville Town Plan Update, which was identified as the first of two public forums on this topic.

Granville Town Plan Update Overview

Kyle Katz (TRORC) presented an overview of the Town Plan Update process for Granville, explaining that the town received a municipal planning grant to update their plan, which will take approximately two years to complete. The discussion focused on the town plan's structure, required elements, and how it functions as a long-term vision document that can influence local decision-making and regulatory processes. Bob Readie raised concerns about the Two Rivers Regional Plan and its potential impact on local land use regulations, questioning whether the Planning Commission had reviewed it thoroughly. The conversation ended with discussions about scheduling regular Planning Commission meetings and incorporating natural resource information into the town plan.

Town Planning Process Discussion

Kyle Katz (TRORC) from Two Rivers Outreach Regional Commission discussed the town planning process and clarified his role as a consultant who helps ensure plans meet statutory requirements rather than dictating specific policies. He explained that the Planning Commission makes policy decisions while Kyle Katz (TRORC) flags required components that need to be addressed. The discussion touched on challenges with current planning documents, including the need to consider multiple legislative acts like Act 181 and S325, and the difficulty in scheduling regular Planning Commission meetings due to volunteers' busy schedules. Ron Millard, a long-time Vermont resident, asked about the process for updating the plan and shared his experience from serving on a planning commission in Granville 25 years ago.

Granville Town Plan Update Process

The meeting focused on Granville's town plan update process and regional planning requirements. Kyle Katz (TRORC) from TRORC explained that the town plan is being updated through an iterative process rather than starting from scratch, with input from various stakeholders including Allie who contributed insights on public spaces, transportation, and outdoor recreation.

The discussion clarified that while the town plan is a written record of community preferences, it has no authority in itself and conflicts between regional and town planning would be resolved through the regional approval process, with town plans taking precedence unless there's a substantial regional impact. The meeting participants discussed the importance of community engagement, with suggestions to provide draft documents in advance for public review and to make meeting agendas more clear about which plan sections would be covered.

Respectfully submitted,

William Brokhof, Chairman

Mike Reiderer, Secretary

Ally Healy, Member