

## 10/7/26 Granville Planning Commission Meeting

Attendees: Will Brokoff, Roger Stauss, Ally Healy, Diane Eramo, Mike Eramo, Robert Ready  
Meeting called to order by Will at 6:00 pm

### **1. Public Comment**

- Diane Eramo - No zoning in Granville makes us more vulnerable to the concerns with the regional plan update (under criteria 10). If we had zoning around land use permitting, that might prevent the town from being subject to regional and state regulation. It's considered "unrestricted zoning". Concerned that TRORC has an agenda and does not directly respond to public feedback
- Mike Eramo notes that zoning was in Granville when his home was built (late 80s), but then it was dropped by the town. There was a discrepancy with lot lines
- Diane requests that we, as a planning commission, drive the process for this town and regional plan. She notes that she attended the League of Cities & Towns event in Montpelier a few weeks ago. She notes the Rutland Regional Planning Commission and the town of Brandon sent out surveys for public feedback as well as held public meetings to approve the municipal plan. She suggests we look to them as a model and that we schedule a call for suggestions and tips. The goal is to get everyone to "yes".
- Roger asks how accessible the land use map layers are. Diane volunteers to get a large copy of the map printed with parcel numbers. She notes the maps are not survey maps. Ally notes that a copy of the future land use map was provided at the Town Forum in August and should still be around the town office.

2. **Approve meeting minutes of the August 26, 2026 meeting** - Motion made by Will, 2nd by Ally, Roger abstained

### **3. Recap Public Forum / Sept. 30 Bethel Town Meeting**

- TRORC's Board met at Bethel Town Hall and by Zoom to work through proposed changes to the Regional Plan. A formal Open Meeting Law complaint has since been filed. It is an allegation, not yet a court finding.
- Will suggests we keep the procedural issue separate from the policy issue. Roger agrees, and notes that there's a lot to be worked out internally within TRORC. Roger suggests that we hold and do not engage in working with TRORC until this is worked out. Diane notes that the regional plan update was rescheduled with an indefinite deadline, but the towns need grant applications in after the 1st of the year, and a decision for them should be made by July 2027. Ally notes that our timeline with TRORC was to finish the town plan by the end of 2027, and that our town plan will not expire until a new one is in place.
- We hope to hold each other accountable for the Open Meeting Laws, and Mike offers support from the select board during this process.
- Bob notes he was at the meeting and the agenda was not posted in time.

### **4. Discuss Planning Commission positions regarding land-use changes as they pertain to the Granville Town Plan**

- How is rural land mapped? Will explains the middle position. Ally notes her personal opposition of development on land that might be under environmental protection (i.e. unidentified wetlands). Rogers notes that in his experience, the subdivision process triggered a state approval process.

- The middle position: Protect important forests, habitat and working lands, but require good evidence, meaningful town participation and site-specific judgment. A statewide computer map should inform decisions, not automatically substitute for knowledge of the actual property.
- What data is TRORC using to make the delineation between Rural Conservation and Rural General?
- The PC agrees on needing more discussion around the pros and cons of zoning to protect the town (i.e junkyard ordinances,
- The concern is that the cost of Act 250 permits is too high, so with the rural conservation designation, the average Vermonter can not absorb the cost of subdividing their land easily.
- Will suggest that for the town of Granville, each parcel is treated on a case by case basis.
- Mike suggests that more information and updates are made to the public on what the PC is suggesting as the land use discussion progresses. A shorter digest of the meeting minutes.
- Bob notes that the future regional land use map has changed without being informed by TRORC.
- [neilmadsenryan@gmail.com](mailto:neilmadsenryan@gmail.com) for next steps on future land use maps. Also, Bill Moore (deputy town manager for Brandon) as well as Michelle (Vershire PC meeting member). Ally suggests also reaching out to the Addison County Regional Planning Commission.
- Mike shares Middlebury as an example for paving the way for themselves versus following regional orders.
- Affordable housing discussion in planned growth areas in the region and how that fit within Granville. Roger notes an uptick in Airbnbs, discussion around town septic.
- Will recommends a list of questions for TRORC and for outside counsel. The format will be listed on the agenda, and resources are available from the Vermont League of Cities & Towns.
- Mike recommends posting the future land use map on both the inside and outside of the building.
- Will's Suggested principle for Granville: Granville supports statewide and regional GIS data as an appropriate tool for identifying natural resources and establishing preliminary Future Land Use classifications. Where a mapped designation materially changes the classification of private land, conflicts with credible local knowledge, or is reasonably disputed, the underlying data and methodology should be transparent, and the designation should be reviewable using the best available site-specific information. Field verification should be used when necessary to resolve material discrepancies that cannot be resolved through existing data. (All are in agreement)

## 5. New Business

- Formal welcome to Roger as the newest PC member
- Ally shares [randolphtownplan.com](http://randolphtownplan.com), along with the [visualization exercise video](#) and survey. She notes that she's created a draft of the Granville Town Plan survey and would like the help of the PC to edit.

- The selectboard is looking into the itemization for how TRORC is billing for the Town Plan grant funding
- Diane shares that Working Sessions might be a good way to brainstorm and share information
- Ally is asking for [allymhealy@gmail.com](mailto:allymhealy@gmail.com) to be the primary email for all PC related business moving forward.

Adjourned meeting at 7:35 pm by unanimous consent

Respectfully submitted by Ally Healy