

**Charleston Town Planning Commission  
Meeting Minutes for Public Meeting on June 13, 2024**

THESE MINUTES ARE UNOFFICIAL UNTIL APPROVED AT THE NEXT MEETING

Members Attending: John Kellogg, Chair; Tom Wagner, Member; Peter Moskovites, Ex Officio; Terry Rollins; Ex Officio.

Members Unable to Attend: Blair Moulton, Clerk; Hap Eliason, Member; Eleanor Leger, Member. Also Attending: Colleen Kellogg, Assistant Town Clerk; Ed Barber, Newport Daily Express; Matthew Wilson, the Chronicle.

The meeting, held at the Town Office, was called to order at 5:33 pm by Chair John Kellogg. Information on the Vermont Home Act of 2023 was added under New Agenda Items.

Minutes of the March 13, 2024, Planning Commission meeting were read. A motion was made by Mr. Wagner to accept the minutes and seconded by Mr. Rollins. The motion passed unanimously. There was no Public Comment.

Under Old Business, Mr. Kellogg said that the Vermont Department of Environmental Conservation has put a new rule in place concerning wake boats, including an online list of 30 Vermont lakes where these craft are now allowed, including Echo Lake. Tom Wagner said the Echo Lake Protective Association (ELPA) and the Town hope a wake boat prohibition on Echo Lake will be granted by the state, but there is no update on this yet. The state has allowed a “home lake” designation which requires mandatory certification of decontamination for these boats, but the certification/stickers are not yet available yet so greeters at Echo Lake cannot permit these boats at present.

Also under Old Business, Ms. Kellogg shared an updated draft of the Townwide Hazard Mitigation Plan, including road projects to improve storm resiliency, school district safety measures, and fire department and town building generators to improve sheltering capacities. Town staff and commission members will continue to document achievements for the annual public reporting on this plan due at the September Commission meeting.

Under New Business, Ms. Kellogg reported that the town solar array’s software recently displayed an alert that may be a communication issue rather than a production issue because all panels are currently producing. Town staff will continue to work with Hap Eliason to troubleshoot the issue.

Also under New Business, Mr. Kellogg reported that NEK Broadband has proposed and initially passed a merger with CV Fiber to bring 19 new towns into NEK Broadband. These towns are adjacent to the NEK Broadband district, toward the south. The merger will make NEK Broadband larger and improve its status for grant awards and other funding going forward.

Mr. Kellogg then shared guidance from NVDA regarding the new Vermont HOME Act of 2023, which aims to support affordable housing by limiting zoning and permitting. The law does not

yet affect towns without centralized wastewater and water facilities and so is only a point of information for Charleston.

The next meeting of the Planning Commission will be held at 5:30 pm on September 12, 2024 at the Town Office.

Seeing no other business before the Commission, Mr. Kellogg asked for a motion to adjourn which was made by Mr. Moskovites and seconded by Mr. Wagner. The meeting was adjourned at 6:01 pm.

Minutes Accepted on September 12, 2024 by:

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John Kellogg, Chair

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Blair Moulton, Clerk