

**Town of Charleston Planning Commission**  
**Meeting Minutes for Public Meeting on March 13, 2025**

THESE MINUTES ARE UNOFFICIAL UNTIL APPROVED AT THE NEXT MEETING

Members Attending: John Kellogg, Chair; Tom Wagner, Member; Terry Rollins, Ex Officio; Pat Austin, Ex Officio; resident Bill McMaster; and Kyle Dwyer of NVDA. Members unable to Attend: Blair Moulton, Clerk; Hap Eliason, Member; Eleanor Leger, Member. Also Attending: Colleen Kellogg, Assistant Town Clerk.

The meeting, held at the Town Office, was called to order at 5:30 pm by Chair John Kellogg. Minutes of the December 12, 2024 Planning Commission meeting were read. A motion was made by Tom Wagner to accept the minutes and seconded by Terry Rollins. The motion passed unanimously. There was no Public Comment.

Under New Business, Mr. Kellogg welcomed town resident Bill McMaster as a new member of the Planning Commission. Mr. McMaster was recommended by Mr. Wagner and will be formally appointed by the town Selectboard at its next meeting.

Also under New Business, NVDA Planning Consultant Kyle Dwyer addressed the meeting to offer support to the town in its planning efforts, noting that NVDA has access to maps and other data pertinent to updating Charleston's Town Plan. He specifically highlighted a new dimension to town plans required under recently passed state legislation (Act 181) that mandates cities and towns to address expanding available housing stock. He noted that this requirement is primarily intended for larger communities but will need to be addressed in some fashion when our Town Plan is renewed.

Under Old Business, Mr. Kellogg noted that the Town Plan is up for renewal by the end of 2026. As such, he said this will be on the agenda of each Planning Commission meeting until then.

Seeing no other business before the Commission, Mr. Kellogg asked for a motion to adjourn, which was made by Mr. Wagner and seconded by Mr. Rollins. The motion passed unanimously. The meeting was adjourned at 5:54 pm.

The next meeting of the Planning Commission will be held at 5:30 pm on June 12, 2025 at the Town Office.

Minutes Accepted on June 12, 2025 by:

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John Kellogg, Chair

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Blair Moulton, Clerk