

Town of Charleston Planning Commission
Meeting Minutes for Public Meeting on September 11, 2025

THESE MINUTES ARE UNOFFICIAL UNTIL APPROVED AT THE NEXT MEETING

Members Attending: John Kellogg, Chair; Tom Wagner, Clerk; Bill McMaster, Member; Terry Rollins, Ex Officio; Members unable to Attend: Blair Moulton, Member; Eleanor Leger, Member. Also Attending: Colleen Kellogg, Assistant Town Clerk; Liam Abbate of NVDA.

The meeting, held at the Town Office, was called to order at 5:00 pm by Chair John Kellogg. Minutes of the June 12, 2025 Planning Commission meeting were read. The minutes were edited to read “Commission members also to be engaged...” A motion was made by Tom Wagner to accept the minutes as edited and seconded by Bill McMaster. The motion passed unanimously. There was no Public Comment.

Under New Business, Liam Abbate gave an overview of Act 181 passed by the State Legislature last session, which he characterized as a compromise to lower Act 250 regulations in village centers across Vermont to encourage development in these areas while also increasing state control over places deemed to be natural resource areas. A Land Use Review Board has been established to oversee a statewide governmental effort to categorize every acre of Vermont into various land use categories. Four of these land use categories have been suggested by state policymakers as applying to various parts of Charleston: Village Center; Rural General; Rural Ag/Forestry, and Rural Conservation. NVDA has created a draft map for Charleston showing the location of these designated areas and is seeking verification of their land-use assignment. The map is available for public inspection at the Town Clerk’s Office and on charlestonvt.org. Mr. Kellogg thanked Mr. Abbate for his presentation and said that the Planning Commission and town Selectboard will share the map to get some feedback from residents and will share that with NVDA.

Under Old Business, there was a brief discussion of the Town Plan which must be revised for state review in 2026. Mr. Kellogg noted that the land use discussion at this evening’s meeting marks the beginning of this process which needs to be completed by the end of next year. Also under Old Business, Colleen Kellogg reported on the town’s Local Hazard Mitigation Plan activities. A community input survey was mailed with tax bills, and feedback is now being received. An email was also sent to confirm town and state stakeholders who will serve on the planning team to review drafts and goals. The town will be working on data/demographic updates as well as meetings with school, highway, and fire departments to document progress toward current goals and future priorities. The Local Hazard Mitigation Plan will continue to be on the Planning Commission and Selectboard Agendas as the update proceeds toward an April 2026 deadline.

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. McMaster. 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 December 11, 2025 at

the Town Office.

Minutes Accepted on December 11, 2025 by:

John Kellogg, Chair

Tom Wagner, Clerk