

**Town of Charleston Planning Commission
Meeting Minutes for Public Meeting on March 26, 2026**

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; Tim Jenness, Ex Officio; Members unable to Attend: Blair Moulton, Member; Eleanor Leger, Member. Also Attending: Colleen Kellogg, Assistant Town Clerk; Ed Barber, Newport Daily Express.

The meeting, held at the Town Office, was called to order at 5:31 pm by Chair John Kellogg. Minutes of the December 9, 2025 Planning Commission meeting were read. A motion was made by Bill McMaster to accept the minutes as written and seconded by Tom Wagner. The motion passed unanimously. There was no Public Comment.

There was no New Business to be brought before the Commission.

Under Old Business, John Kellogg reported that the drafting of the revised 2026 Town Plan continues on schedule. He has been in communication with NVDA and will soon submit draft portions to them for early review and support, such as maps and other information. The town has until December for its adoption: first by the Planning Commission; then the Town Selectboard; after which it will be submitted to NVDA for its review and approval. The process requires two public hearings that can coincide with regular meetings of the Planning Commission and the Selectboard. Those will be scheduled soon.

Mr. Kellogg told the meeting that the process of drafting the 2026 Town Plan has necessitated an understanding of Act 181, which makes numerous changes to Act 250, which has regulated development projects and other building activities in Vermont since the 1970s. He said he would make a presentation to the Selectboard at an April meeting to discuss that legislation, portions of which are scheduled to go into effect this year.

Also under New Business, Colleen Kellogg reported that a draft of the town's Local Hazard Mitigation Plan (LHMP), updated to include recent comments received, has been submitted to Vermont Emergency Management (VEM) for review and pre-approval. VEM will provide feedback for strengthening the plan, after which time the Selectboard can adopt the plan "Pending Approval" by FEMA.

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 6:00 pm.

The next meeting of the Planning Commission will be held at 5:30 pm on June 11, 2026 at the Town Office.

Minutes Accepted on June 11, 2026 by:

John Kellogg, Chair

Tom Wagner, Clerk