

**Winhall Planning Commission**  
**“Meeting Minutes for Wednesday, April 23, 2025**

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**PRESENT:** Tami Blanchard, Lucia Wing, Hannah Gianotti, Cheyanne Pugliese, Peter Strife

**ABSENT:**

Phil Fitzpatrick, Cliff DesMarais, Jeff Yates

**IN ATTENDANCE:**

Kevin O’Toole, Attorney; Cody Hicks, Surveyor

**CALL TO ORDER:**

Blanchard called the meeting to order at 5:30 PM.

**APPROVAL OF PAST MEETING MINUTES:**

After review, the WPC approved the meeting minutes of April 9 2025 as amended; *motion by Gianotti; seconded by Strife; unanimous.*

**ROBERT HUNTER: LOT LINE ADJUSTMENT: ROGUE’s RIDGE:**

Attorney Kevin O’Toole, representing Robert Hunter, came before the Planning Commission to propose a boundary line adjustment located on Rogue’s Ridge. O’Toole previously had submitted a boundary line adjustment application and fees; Wastewater Permit; Certificate of Non-Redemption; Decree of Distribution; Administrator’s Deed; Quitclaim Deed; Corrective Quitclaim Deed; Warranty Deed(s); Enhanced Life Estate Deed; and Declaration of Protective Covenants. The property line adjustment proposal was to take a portion (3,750 sq. ft.) of the 6.5 acres of privately owned Rouge’s Ridge Road and add it to Lot 2 both owned by Hunter. As a result, the road would be straightened and the lot better configured. After review, *Gianotti made the motion to approve the boundary line adjustment for Robert Hunter as presented; seconded by Strife; unanimous.*

**OTHER BUSINESS: EV CHARGER UPDATE:**

Next the WPC talked about the recent ZBA conditional use approval for a transformer, towers, and (4) EV chargers on property owned by Stuart Coleman, 40 Vermont Route 30 in Bondville. Discussion followed.

**ZONING ADMINISTRATOR UPDATE:**

The Zoning Administrator reported she had issued several zoning permits for single and multi-family development. She reported several conversations relative to subdivisions, renovations, and spec housing. Permits were on the upswing.

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**MAIL & CORRESPONDENCE:** (None)

As there was no further business, the meeting was adjourned; ***motion by Gianotti; seconded by Pugliese; unanimous.***

*Lucia Wing*

Lucia Wing, Secretary  
Winhall Planning Commission

Tami Blanchard

5/14/25

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For the Planning Commission

Date: