

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

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.

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

Tamí Blanchard

5/14/25

For the Planning Commission

Date: