

TOWN OF STAMFORD
PLANNING COMMISSION MEETING
November 10, 2025
(UNAPPROVED)

Planning Commission: Peter Greenbush, Chair, Alden Finney, Lisa Gramlin, Sheila Lawrence, Marta Miller, Natalie O'Neil, and James Stimpson.
Kurt Gamari, ex officio.

Dan Potvin and Stephanie Shelburne were not present.

Visitors: Debra Burchard, Debra Righi, James Righi, David Saldo, and Diane Saldo.

Peter Greenbush called the meeting to order at 6:00 p.m. and opened with the Pledge of Allegiance.

HEARING OF VISITORS: None.

MINUTES:

MOTION by Peter Greenbush to accept the regular meeting minutes of October 6, 2025 as written. SECONDED by Jim Stimpson. 5 in favor, 2 abstained (not present). Motion APPROVED.

MOTION by Marta Miller to accept the regular meeting minutes of October 20, 2025 as written. SECONDED by Peter Greenbush. 5 in favor, 2 abstained (not present). Motion APPROVED.

DISCUSSION:

Attendance Policy

Peter Greenbush stated that meeting attendance is going to be especially important in the next couple of years with the rewriting of the Town Plan which may become even more pressing if we do not get the Municipal grant. He would therefore like to see us put an attendance policy in place with the ultimate approval from the Select Board. Jim Stimpson indicated that an attendance policy was implemented several years ago. Lisa Gramlin felt we need to redo this. After much discussion it was decided that three consecutive unexcused absences or more than 20% of annual meetings missed without excuse would result in a referral to the Select Board for removal from the Commission. As we begin digging into the Bylaws and Town Plan revisions it would become difficult to continually catch people up on past meeting discussions. Marta Miller pointed out that since the meetings are recorded it should be the responsibility of someone who misses a meeting to apprise themselves of what occurred. Kurt Gamari suggested that we discuss at the end of meetings as well as post on the Agenda what will be discussed in the next meeting and everyone should do their due diligence to research the topic and come prepared to discuss.

MOTION by Peter Greenbush to adopt an attendance policy in which 3 consecutive, unexcused absences or less than 80% attendance of annual meetings will result in recommendation to the Select Board for a member's removal and replacement. SECONDED by Marta Miller. 6 in favor; Sheila Lawrence opposed. Motion APPROVED.

Town Bylaws - Definitions

Kurt Gamari feels we needed to define, for starters: dwelling, campground, and dog kennel. Deb Burchard, Zoning Administrator, has faced a lot of questions on topics related to living such as tiny homes, tents, and treehouses. Kurt also believes we need to explore the differences between a driveway, a right of way, and a private road. He feels roads are a main factor in any development. Peter Greenbush has concerns about the definition of single-family dwelling. Natalie O'Neil recently attended the VLCT training on short-term rental policy and pointed out that there is no mention of short-term rentals in Stamford's bylaws.

A subcommittee will be created and begin research on definitions.

The Board will host Alison Spasyk, Flood Resilience Educator, via Teams on Monday, November 17th at 6pm for a presentation on Act 121 (The Flood Safety Act). The Board will hold its regular meeting on Monday, December 8th at 6pm and will continue discussing Definitions as well as begin looking into a DRB (Development Review Board).

OLD BUSINESS: None.

NEW BUSINESS:

Marta reminded the Board about the VLCT remote training on November 19 at 10:00am on Act 250: Tier 3 and the Road Rule which is free.

MOTION by Peter Greenbush to adjourn. SECONDED by Marta Miller. All in favor. Motion APPROVED. The meeting adjourned at 7:20p.m.

Lisa Gramlin
Planning Commission Clerk