

**Draft MINUTES**  
**MAIDSTONE PLANNING COMMISSION MEETING**  
**Thursday, February 13, 2025, 7:00 pm**  
**Hybrid Meeting, both in person at Town Hall and by Zoom Video**

Members present in person: Bruce Barker

Members present via Zoom: Bob Champagne-Willis, Paul Kamins, Raymond Lovell, ex-officio member Scott Lovell

Also present via Zoom: Kyle Dwyer of Northeastern Vermont Development Association (NVDA).

Bruce Barker called the meeting to order at 7:02 pm.

**APPROVE MINUTES:**

Bob made a motion to approve the minutes from the January 9, 2025 meeting. Paul seconded the motion. There was no discussion. All in favor.

**NVDA UPDATE:**

Kyle explained that NVDA is working through Act 181 and land mapping / housing targets. There will be a training on February 24 and planning commissions are encouraged to attend. Details will be forthcoming.

Kyle shared his screen and walked us through two sections that he updated, Flood Resilience and Transportation.

**FLOOD RESILIENCE:** Kyle included general information on the National Flood Insurance Program, what it takes to join and the benefits of participating. His presentation included maps on the river corridors.

Bob met with Alison Low yesterday to get the ball rolling on applying for NFIP.

Paul shared his presentation. He showed the federally declared disasters in Vermont for the past two years, where three of the last four federally declared disasters included Maidstone. We have met the criteria to apply for NFIP, which would bring us from 7.5% to 12.5% for reimbursement in the event of a disaster. Paul explored the steps needed to move from 12.5% to 17.5% reimbursement. He spoke with people from Derby who adopted the regulations necessary to reach the 17.5% level. There is a stand-alone set of regulations that need to be adopted and added to our bylaws. In his review of the stand-alone bylaws, he felt they were fairly reasonable. The regulations deal with new construction.

Raymond asked if there was a cost to adopting these regulations. Kyle did not think there was a cost. Bob asked if NVDA was going to bill us for Alison Low's work in this area. Kyle said this was part of her job so there should not be any separate billing.

**TRANSPORTATION:** There is not a lot to include in this section for rural communities because there are not a lot of options for alternate transportation.

**PUBLIC COMMENTS:**

There were no public comments.

**ASSIGNMENTS FOR NEXT MEETING:**

We will work on sections of the Town Plan as Kyle updates the google docs. Kyle is working on Utility/Facility Plan and Economic Development Plan but may present the Energy Plan in place of the Economic Development Plan at the March meeting.

**NEXT MEETING:**

The next meeting will be on Thursday, March 13, 2025 at 7 pm.

There was no other business.

Bob made a motion to adjourn the meeting at 7:55 pm. Raymond seconded. All in favor.

Respectfully submitted,  
Bob Champagne-Willis