

Maidstone Selectboard Revisions and requests for revisions from the draft minutes of the Special Selectboard meeting held Tuesday, October 14, 2025: informal status update October, 24, 2025.

Note that the location of revisions are specific to page, paragraph, etc., so it may be beneficial to make changes to the Town Plan starting at the end of the list and working backwards so if the revisions result in repagination, the references to pages in the following are still valid. That is, when working backwards any page changes due to a revision will be after the revision, so references to earlier pages are still valid. If working from the beginning forwards then any page change due to a revision will invalidate any reference to pages after that revision.

Revisions to be made

- Page 5, 3rd paragraph, 2nd line up - Maidstone lake camp development should be house development [Done: <https://maidstone-vt.org/wp-content/uploads/Maidstone-Town-Plan-Final-revised-10.20.25.pdf#page=5>]

- Page 8, 5th paragraph, 2nd line – “First log house built on the hill across the Beattie house” should be “across from the Beattie house” [Done: <https://maidstone-vt.org/wp-content/uploads/Maidstone-Town-Plan-Final-revised-10.20.25.pdf#page=8>]

- Page 12, last paragraph – There should be additional information added to this paragraph relating to the State School Tax. The State School Tax is the reason for the high tax rate. If Maidstone was only taking care of itself the budget would drop dramatically.

[Comment from Kyle: • Please provide exact wording for the suggested change as well as where/how you'd like it incorporated into this paragraph. (Link to page: <https://maidstone-vt.org/wp-content/uploads/Maidstone-Town-Plan-Final-revised-10.20.25.pdf#page=12>)]

- Page 14, Visions – Needs clarification. How will this work?

[Comment from Kyle: • Please provide exact wording for the suggested change as well as where/how you'd like it incorporated (Link to page: <https://maidstone-vt.org/wp-content/uploads/Maidstone-Town-Plan-Final-revised-10.20.25.pdf#page=14>)]

- Page 26, C, 2nd sentence – Limit lake district ...accessary dwelling – this section is confusing. It needs clarification. This section should start with stating the law. [Done: Now on page 27, 7C, <https://maidstone-vt.org/wp-content/uploads/Maidstone-Town-Plan-Final-revised-10.20.25.pdf#page=27>]

- Page 27, 3rd paragraph, 3rd sentence – typo – lands route 102 / space . [Done: Now on page 28, <https://maidstone-vt.org/wp-content/uploads/Maidstone-Town-Plan-Final-revised-10.20.25.pdf#page=28>]

- Page 31, 1) Discourage development of farmlands/ Allow cluster development. This is a conflict. Leave first sentence and remove second sentence. [Done: Now on page 32,

<https://maidstone-vt.org/wp-content/uploads/Maidstone-Town-Plan-Final-revised-10.20.25.pdf#page=32>

Comment from Kyle: ● Change was made but, similar to the suggested change on page 14, now creates an open-ended vision statement with no associated policy suggestion. Does the selectboard propose keeping this open-ended or have other suggested additions?]

- Page 37, last paragraph 3rd sentence, should say “keeping development out of the river corridors.” . [Done: Now on page 38, <https://maidstone-vt.org/wp-content/uploads/Maidstone-Town-Plan-Final-revised-10.20.25.pdf#page=38>]

- Page 46, Enhanced Energy Plan – We should not be locked in. We need an opt out. Such as Maidstone reserves the right to opt out at any time. [Now page 45: <https://maidstone-vt.org/wp-content/uploads/Maidstone-Town-Plan-Final-revised-10.20.25.pdf#page=45>]

- Page 48, VT Transportation – Contradicts itself. Take this section out. [Now pages 48-49: <https://maidstone-vt.org/wp-content/uploads/Maidstone-Town-Plan-Final-revised-10.20.25.pdf#page=48>]

- Page 53, Objectives – What would the policy be? What is the Town's responsibility? There is a lot of conflicting language in this section. This needs to be clarified. “Support the development of new renewable energy in the region” Take this out. Also take out reference to policies. [Now pages 53-54: <https://maidstone-vt.org/wp-content/uploads/Maidstone-Town-Plan-Final-revised-10.20.25.pdf#page=53>]

[Comment from Kyle: ● All changes highlighted above, which pertain to enhanced energy, will be addressed in a follow-up email in conjunction with suggested changes made in a separate document by Paul.

My comments:

Regarding the Objectives, the Town is committed to the implementation actions, that should be in italics, but currently occur under each objective preceded by an open bullet/circle. These implementation actions include:

- o Provide educational resources on affordable means of weatherization, i.e., upgrading insulation, windows, and HVAC systems, that will reduce the amount and cost of energy consumption in Maidstone homes and make homes more comfortable.*

[My comment: Maybe have literature at the Town Hall, like the pamphlets that were available at Maidstone's recent Energy Fair and/or have resource links on the Town's website?]

- o Establish a plan to help our community transition to clean, affordable energy, and help to weatherize homes in the community by reducing air leakage, properly insulating, and upgrading inefficient heating systems, in a manner that does not unfairly burden our citizens*

[My comment: Does planning to hold an annual energy fair qualify as a plan?]

o Educate our homeowners and farmers about the services offered by Efficiency Vermont

[My comment: This was in the currently expired Town Plan. Efficiency Vermont participated in Maidstone's recent Energy Fair, having literature available for those who attended. Maybe having literature at the Town Hall and/or links on the Town's website would help with the education?]

o Provide residents with resources to support small-scale residential renewable energy generation projects and adopt renewable energy policies that encourage private residential solar projects.

[My comment: Same comments as above regarding literature and the energy fair. Would removing "and adopt renewable energy policies that encourage private residential solar projects" invalidate the enhanced energy plan?]

o Encourage wood-based energy generation to support the Town's forest industry while protecting forests and wildlife habitats

o Discourage commercial wind projects that may diminish or interfere with forest blocks, wildlife habitats, wildlife connectivity, riparian areas, wetlands and the aesthetics of the Town.

o Encourage the state to widen the shoulders of Route 102 to provide safe passage for cyclists, including electric bikes and scooters

o Encourage residents to consider electric vehicles for personal use and provide information on rebates for electric vehicle charging equipment

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▪ Page 54, We no longer own a school bus. Take this out. [**Done:** Now on page 55, <https://maidstone-vt.org/wp-content/uploads/Maidstone-Town-Plan-Final-revised-10.20.25.pdf#page=55>]

▪ Page 55, Fire Protection, last sentence. There is no dry hydrant on McKenzie's corner on Rte 102. Take this out. . [**Done:** Now on page 56, <https://maidstone-vt.org/wp-content/uploads/Maidstone-Town-Plan-Final-revised-10.20.25.pdf#page=56>]

▪ Page 60, Recommended Actions, Lake District – This needs to be clarified. . [**Done:** Now on page 61, <https://maidstone-vt.org/wp-content/uploads/Maidstone-Town-Plan-Final-revised-10.20.25.pdf#page=61>]

▪ Page 62, Recommended Actions, 2nd down – Dangerous curves should be listed.

[Now on page 63, <https://maidstone-vt.org/wp-content/uploads/Maidstone-Town-Plan-Final-revised-10.20.25.pdf#page=63>]

Comment from Kyle: • Please specify which you'd like listed.

My comments: On [page 43, Issues/Concerns](#): 1. it says “The curves in proximity to the McDade, McKenzie and Lafontaine residences are especially dangerous.” Are these the curves that should be listed?

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- Map – Needs more research.

[Comment from Kyle: • What does this mean and what is your timeframe for “more research”?
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