

Pittsford Planning Commission
Meeting Minutes - DRAFT
December 18, 2025

Board Members Present: Kevin Blow, Chuck Charbonneau, Rick Conway, Robb Spensley, Gordon Fox, Nancy Gaudreau, Donna Wilson

Others Present: Ann Reed, Jeff Biasuzzi

Meeting - Call to order

The meeting was called to order at 7:00 by Kevin Blow – Chair.

Approval of Meeting Agenda

A motion was made by Rick Conway and seconded by Robb Spensley to approve the meeting agenda. The motion passed unanimously.

Approval of Minutes

The minutes of November 20, 2025 were unanimously approved after a motion by Robb Spensley and a second by Gordon Fox to approve the minutes.

Public Comments

None at this time.

Old Business

Enhanced Energy Plan:

Ann Reed notified the Planning Commission members that the selectboard has opted not to approve this due to pages 2-6 and the way the equity portion is written. A. Reed did let members know that she has spoken with Regional Planning Commission and she is researching alternative language that may work. Rick Conway spoke on how Regional guided the Planning Commission with this. Donna Wilson spoke about how this could give substantial deference with the PUC if more solar is trying to come into Pittsford. A. Reed spoke on the grant for the Enhanced Energy Plan and how it does not need to be approved for the grant to be paid to the Town in full. There was conversation on if the Enhanced Energy Plan was really needed and if it mattered to the PUC with their decision making process.

Zoning Regulations Update:

Ann Reed let the Planning Commission members know that the Selectboard had things they want to have changed with the Zoning Regulations including Connex containers needing to have a permit, connex containers should follow setback requirements, and the affordable housing portion with the definition. There was discussion among the Planning Commission members about how much time was spent discussing the connex containers within the meetings leading up to the finalizing of the zoning regulations amendment. Chuck Charbonneau explained why he feels that Connex containers should not be taxed or kept to setback rules due to being able to use full property dimensions and the fact that connex containers are highly movable. Rick Conway discussed the ZBA hearings on connex boxes with C&C Fireworks, the trailers with Christiansen's and Jewitts, and how precedence has been set on these types of boxes. Gordon Fox described how easy it is to move a connex container. Chuck Charbonneau stated he didn't want to take away from landowner's rights. Rick Conway asked where the evidence is that Connex containers are highly movable. Jeff Biasuzzi asked to have added. Jeff Biasuzzi clarified that the box trailers, if not licensed or registered, could qualify as junk vehicles under the new junk vehicle ordinance.

Gordon Fox made the motion to invite the selectboard to the next planning commission meeting to discuss both the Enhanced Energy Plan and the Zoning Regulations concerns the selectboard has. Donna Wilson seconded the motion. This motion passed unanimously.

New Business

Town Plan Updates Schedule:

Ann Reed recommended tabling this until after the Enhanced Energy Plan and Zoning Regulations revisions have been completed. This was tabled.

Tier 3 and the Road Rule Discussion:

Ann Reed pulled up the website act250.vermont.gov and showed the slideshow that is on the website for the Tier 3 proposed regulations. She explained how this will affect Pittsford, how Rutland Regional Planning Commission is working their way through having their Regional Plan approved by the Land Use Review Board (LURB), and why this may be important to the Planning Commission. Currently, the Land Use Review Board does not have the Tier 1 and Tier 3 programs at an equal level, which was the basis for Act 181. The Tier 3 program has between 6-8% of the State, whereas Tier 1 is looking like it may be 2-3% of the State. There was discussion on how the tiers work within a town and how Rutland's mapping project is under scrutiny with the LURB and their Regional Plan. To date, Ann doesn't think that RRPC has received their comments from LURB on their draft. These should be coming anytime. The tier structures will not take effect until 12/31/2026, so there is still comments that can be made to the Land Use Review Board.

Ann Reed also let the Planning Commission know about the potential Road Rules coming into effect. This will require Act 250 permits for any roadway longer than two thousand feet or a driveway greater than eight hundred feet. This is supposed to be effective 7/1/2026, with the LURB taking public comment now. There was discussion on if present permits will be grandfathered and what that may look like if someone wants to put in one after 7/1/2026 and permitted it but did not do the construction before 6/30/2026.

Ann Reed let the Planning Commission know that the Selectboard has asked her to draft a letter in response to these two items for the Selectboard to send to the LURB. The Planning Commission would like to review the letters that Ann Reed drafts and send letters of their own with their concerns about these two items. Planning Commission members also asked Ann Reed to send the links to what she showed during the meeting to the members so they can review this in more detail on their own time.

Next Meeting

The next meeting will be held January 22, 2026 at 7:00pm.

Adjournment

A motion was made by Rick Conway and seconded by Robb Spensley to adjourn the meeting at 8:28PM. **The motion passed unanimously.**

Respectfully submitted,

Ann Reed
Recording Secretary

Approved by,

The Pittsford Planning Commission