

Town of Pittsford SELECT BOARD MEETING – December 10, 2025– DRAFT

MEMBERS PRESENT: Thomas Hooker, Alicia Malay, Dan Adams, Mark Winslow and David Mills.
OTHERS PRESENT: Donna Wilson, Ann Reed –Town Manager, Kelly Giard – Recording Secretary

The Select Board was called to order at 6:30 PM by Chair Malay.

Chair Malay stated that the sole purpose of this meeting was to hold the Zoning Regulations hearing and all other agenda items listed are tabled.

Chair Malay swore in Donna Wilson.

Chair Malay inquired where the language originated for the document. Ms. Reed explained that there were a lot of changes due to Act 181, which is the Home Act, as well as further legislation in 2023 and 2024.

Ms. Reed explained to the Select Board members that the red areas on the document in their packet outlined the proposed changes. Ms. Reed also explained that there are areas that say “comment language” will also be removed.

Ms. Reed explained that Section 1405 addresses affordable housing.

D. Adams requested that the spelling be checked within the document and pointed out a couple of errors, which will be corrected.

Ms. Wilson, a member of the Planning Commission stated that she had no comments.

M. Winslow inquired if the language included on Page 35, #2 was state language. D. Adams also stated that there was some language of the same tone in the Subdivision Regulations. Ms. Reed stated that the language was what was included in the State Legislature language and that the Pittsford Zoning Regulations had not been updated since 2019.

D. Adams inquired if the definition of diversity was included in the document. Ms. Reed stated that this was not in the definitions section.

M. Winslow inquired about page 53, #11. Ms. Reed stated that this was a highly discussed section. M. Winslow expressed concern of a 5' setback within the village. Ms. Wilson stated that this is a loop hole to get a Connex Box vs built shed on a property. D. Adams stated that a storage shed is 160 sq ft and requires a permit. Ms. Reed stated that any structure over 160 sq ft requires a permit. D. Adams expressed concern that the Connex Box is over 160 sq ft and does not require a permit. Ms. Wilson stated that the Table of Uses states that the Connex Boxes and Shipping Containers are exempt and have the same purpose.

M. Winslow stated that the Regulations in the Subdivision state that Affordable Housing is exempt and that Affordable Housing is a “subjective term”. Ms. Reed stated that the

definitions come from the state statutes. M. Winslow questioned the exemption in Section 1405 on page 57 – Affordable Housing. Ms. Reed stated that this was in compliance with 24 VSA Section 4465B4.

Chair Malay inquired the language for the 1B status. Ms. Reed explained that his was in compliance with current zoning laws.

D. Mills inquired the purpose of Zoning. D. Adams explained that the State with the new Act 250 compliance vision. M. Winslow feels that there are unconstitutional rules.

D. Adams inquired if Pittsford is within the deadline structure. Ms. Reed stated that currently, Pittsford is within the deadline structure for the grant, however, if an extension is requested, it could cost the town \$2,000 - \$4,000, depending on the amount of the billing from Rutland Regional Planning Commission as the grant states that completion is due prior to December 31, 2025 for 100% forgiveness and after that a percentage is due from the town. Chair Malay inquired when the grant was received. Ms. Reed explained that the grant was received last year and that the Planning Commission began work on the document on June 1, 2025. D. Adams inquired if this was not passed by the Select Board what would the next steps be. Ms. Reed stated that there would need to be another round of hearings from the Planning Commission and back to the Select Board for another hearing, each 15 days apart. Ms. Reed explained that the document is forwarded to the Rutland Regional Planning Commission, only as a formality and requires no action from them, however is submitted to the State for filing.

Chair Malay inquired if LURB (Land Use Review Board) receives the document if it is passed. Ms. Reed explained that the Regional Planning Commissions are required to redo plans and Rutland Regional Planning Commission is waiting for comments on the drafts.

Ms. Reed stated that the Select Board can approve the document with changes and concerns, and the hearing process begins again.

M. Winslow expressed concern over the 5' setback needing a permit. D. Mills agreed with the setback needing uniformity and the need to get a variance.

Chair Malay asked the members of the Select Board to compile a comprehensive list of concerns for the next meeting.

This hearing was closed at 7:10 PM.

Motion by T. Hooker and seconded by D. Mills to enter into Executive Session at 7:10 PM. Motion passed unanimously 5 – 0.

EXECUTIVE SESSION

In accordance with 1 V.S.A. § 313(a) where premature general public knowledge would clearly place the municipality or person involved at a substantial disadvantage to discuss the

appointment, employment or evaluation of a public officer or employee, provided that a public body must make the final hiring or appointment decision and explain its reason for the decision, in open meeting to include the Interim Town Manager.

The Select Board exited Executive Session at 7:48 PM with no action taken.

Motion by D. Mills and seconded by M. Winslow to adjourn the meeting.

The Select Board adjourned at 7:48 PM.

The next regular Select Board meeting will be held on December 17, 2025.

Respectfully Submitted

Kelly Giard
Recording Secretary

Alicia Malay, Chair

David Mills, Vice Chair

Thomas Hooker, Selectman

Dan Adams, Selectman

Mark Winslow, Selectman