Pittsford Planning Commission
Meeting Minutes - DRAFT
October 29, 2026

Board Members Present: Rick Conway, Kevin Blow, Robb Spensley, Donna Wilson, Nancy Gaudreau

Others Present: Mark Winslow and Ann Reed

Public Hearing for Town Plan and Enhanced Energy Plan
Kevin Blow opened the hearing at 7:00pm.

Rick Conway mentioned that the public hearing was warned ahead of time. Ann Reed confirmed it was posted in four places in town, the Rutland Regional Planning Commission also was sent a copy of it, as well as adjoining towns and the Vermont department of housing.

Mark Winslow had questions on the maps. He wanted to know the reason for the priority wildlife road crossings on the natural resources 2 map and if it was required. He also wanted to know why it was included. Ann Reed will reach out to Will Austin at Rutland Regional Planning Commission to ask about the maps and requirements. She will also print out the maps in the 11"x 17" sizing and make sure they are in the selectboard packets for their review. They were only printed on 8x11 and cut off some of the documentation information.

Ann Reed stated she thought David Mills issue had been resolved with the new maps, as she had answered his questions via an email.

Mark Winslow indicated he wanted time to review the maps and will send Ann questions once he reviews them.

There was a motion by Robb Spensley to close the hearing. This motion was seconded by Rick Conway and passed 5-0.

Rick Conway made the motion to send the Town of Pittsford Town Plan with Enhanced Energy Plan to the Selectboard for approval. Robb Spensley seconded the motion. Motion passed 5-0.

Mark Winslow thanked the Planning Commission for their hard work on the Town Plan.

Meeting - Call to order

The meeting was called to order at 7:27 by Kevin Blow – Chair.

Approval of Meeting Agenda

A motion was made by Rick Conway and seconded Donna Wilson to approve meeting agenda. The motion passed unanimously 5-0.

Approval of Minutes

The minutes of September 24, 2026 were approved unanimously after a motion by Rick Conway and a second by Donna Wilson. The motion passed unanimously 5-0.

Old Business
Town Plan and Enhanced Energy Plans Discussion and Possible Motion to Move Forward with Approval Process
This was taken care of during the hearing portion of the meeting, no further action needed.

New Business

Act 250 Criterion 8C Information and Discussion – Forest Blocks and Wildlife Corridors

Ann Reed showed the Act 250 website with the information on the 8C criterion. There will be a draft of this criterion in January. Mark Winslow stated he does not think it is constitutional. Ann Reed let everyone know about the hearing she attended at Rutland Regional Planning Commission that was an informational session. Someone asked how the LURB was created. It was created by the legislature. It is a five-member board.

Mark Winslow brought up the PUC (Public Utilities Commission). This is a three-member board. The PUC decisions are final and there is no way to overturn their decisions.

Zoning Regulations with Subdivision Bylaws Update Discussion/Timeframe for Hearings and Approval

Ann Reed brought a new copy of the draft zoning regulations that the Planning Commission had done with Logan Solomon earlier in 2026. She also brought a list of suggested edits done by Scott Kaufman, the new zoning administrator. The consensus was that Devon at Rutland Regional Planning Commission and Gary Kupferer should look at these suggestions.

Ann Reed also reminded the Planning Commission members that the question had arisen about the rural setbacks. Rick Conway brought up that Chuck Charbonneau had previously brought up that it hinders property owners from using their land with bigger setbacks. This will be discussed further at the next Planning Commission meeting.

Ann Reed also mentioned that Connex containers are currently in a legal battle in another town. This may be something that needs to be reviewed again.

Set Next Meeting Date

Due to Thanksgiving, the next meeting date will be November 19, 2026 at 7:00pm. Ann Reed was asked to please have Scott Kaufman join for this meeting.

Adjournment

Motion by Rick Conway to adjourn the meeting at 7:59pm. This motion was seconded by Donna Wilson. Motion carried unanimously 5-0.

Respectfully submitted,

Ann Reed
Recording Secretary

Approved by,

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The Pittsford Planning Commission