

TOWN OF PLYMOUTH
PLANNING COMMISSION AND
ZONING BOARD OF ADJUSTMENT
SEPTEMBER 1, 2026 MINUTES

The September 1, 2026 meeting of the Planning Commission and Zoning board of Adjustment was called to order at 6:00 PM.

Board members in attendance were Bruce Pauley, Mike Scmillio, Jeff Sailer, and Jay Kullman. Frank Vetere attended via Zoom.

Audience members in attendance were Terry and Willow Bascom and Naomi Moyer.

Kyle Katz of TRORC was present to review the town plan chapter on Natural, Historic, and Scenic Resources, and to discuss the first public forum on our town plan update.

There were no additions or changes to the agenda.

Jeff Sailer made a motion to approve the minutes of the August 4, 2026 meeting. Mike Scmillio seconded the motion. All were in favor.

Kyle gave an outline of items to be covered at tonight's meeting.

First, he reviewed with the board the updated changes made to the Utility and Facility Plan chapter after the August 4, 2026 meeting:

1: Under the heading Public Services, item #2: Policing Services states that Plymouth contracts with the Windsor County Sheriff's Department annually for policing services, and Woodstock Police provide 24/7 dispatch services for the Windsor County Sheriff's Department. The following statement was added:

'Plymouth is exploring options with the Town of Weathersfield Regional Police as a possibility. There are ongoing concerns with response times, especially during the evenings.'

2. Under the heading Recreational Facilities, we removed item # 5 regarding Hawk Resorts facilities for guests and general public.

3. Under same heading, item # 3 regarding the statement 'Woodward Reservoir has no public beach.' We changed the sentence to read 'While Woodward Reservoir has no public beach', Farm & Wilderness allows access to Plymouth residents to their beach on most summer weekdays after 3:30 PM and all day on weekends, unless otherwise noted.

4. Under same heading, item # 10 regarding former Round Top Ski area, we deleted 'and is open on a limited basis'. It now states the ski area is in the process of rehabilitating its facilities.

5. Under Buildings and other Facilities open to the Public, Item # 7: Motels, Hotels, and Bed & Breakfasts: we removed Hawk Inn and Resort.

Also under same heading, Item # 9: Several other businesses serving the public: we added Chloe's Market and Plymouth Artisan Cheese. We questioned whether Fiddlers Green Farm should be added.

A question was raised from the audience regarding inserting language into the Town Plan regarding Flock Surveillance Cameras recording vehicle license plate numbers. Questions were raised regarding the violation of First Amendment rights. It was stated that if a municipal building is using these cameras, they can be added to the town plan if it becomes an issue. Other issues that could be on the horizon in the future are Data Centers.

Kyle began the review of the Natural Resources, Scenic Resources, and Historic Resources Chapter.

Under Natural Areas, he noted in the paragraph regarding Agriculture's role in shaping Plymouth's history and landscape, the USDA's 2007 census of Agriculture lists four operating farms in Plymouth.

That information is outdated. We now have only one operating farm in Plymouth, Fiddler's Green Farm.

Under Policies for Natural Areas, the language was amended to read “It is the policy of the town to support the growth of Agricultural and Forest-based businesses in Plymouth, including the manufacture and marketing of value-added agricultural and forest products, and the use of locally-grown products.” By doing this he consolidated the former statement in item # 3 which read “It is a policy of the town to encourage Forest-based businesses in town”. This sentence was deleted.

The audience raised a question regarding Ancient Roads. Kyle stated they are covered under the Transportation and Land Use Chapters.

Under the heading Scenic Areas, Item # 3: Amherst and Echo Lakes, Hawk Mountain Resort was deleted. Under same heading, item # 9: A correction was made regarding the CCC road that is located off Route 100, not 100A.

Also, the last sentence was amended to read: “It is a favorite place of some Plymouth residents as well as its snowmobilers.

Under the section titled Historic Areas, Item # 6: Individual Sites, four properties were previously stated, however, only three are recorded in the State Historic Sites and Structures Survey: the Judge Scott House, the Echo Lake Inn in Tyson, and the Julia Messer house in Plymouth Notch.

A new section in the Town Plan is titled Water Quality. It states that management of water quality throughout the State is organized around watersheds, and is comprehensively covered in a document known as the Tactical Basin Plan. Plymouth is included in the 2023 Ottauquechee, Black River Tactical Basin Plan. The Black River flows through Amherst and Echo Lakes in Plymouth. Woodward Reservoir flows into the Ottauquechee watershed and feeds into Reservoir Brook.

Board members stated that Plymouth does not have a Water Policy and questioned whether we should, since the state has laws such as the Shoreland Protection Act and Waste Water and Potable Water permitting. They feel the State of Vermont determines public water policy.

Kyle pointed out that the Town Plan is broad in its scope with regards to policy statements, while the Zoning Ordinance creates an Overlay, in order to be more specific to the Town of Plymouth. Mike Scomillio suggested we state ‘It is the policy of the town to encourage maintenance of clean water, with a Goal for the town to maintain or improve water quality.

Under Earth Resources Extraction, the current town plan policies will not change, but Recommended Actions will be removed. It stated that ‘Potential sand and gravel reserves should be identified and set aside for future use’. The board questioned who would identify potential reserves, and future gravel extraction is controlled by Act 250.

Kyle showed the Natural Resource Map, designating habitat areas and discussed the upcoming Public Forum to be held on Tuesday, October 6, 2026 at 6:00 PM. He submitted a poster for the hearing and a draft of a town wide survey designed to elicit input from property owners.

Jeff Sailer made a motion to adjourn at 7:23 PM. Mike Scomillio seconded the motion. All were in favor.

Respectfully submitted as draft,

Elaine Pauley, Secretary
Planning Commission and Zoning Board of Adjustment