

A VIDEO RECORDING OF THE MEETING IN ITS ENTIRETY IS AVAILABLE THROUGH ZOOM. THE WRITTEN MINUTES ARE A SYNOPSIS OF DISCUSSION AT THE MEETING. MOTIONS ARE AS STATED BY THE MOTION MAKER. MINUTES SUBJECT TO CORRECTION BY THE NATURAL RESOURCES AND CONSERVATION COMMITTEE. CHANGES, IF ANY, WILL BE RECORDED IN THE MINUTES OF THE NEXT MEETING OF THE COMMITTEE.

**TOWN OF SHELBURNE
NATURAL RESOURCES and CONSERVATION COMMITTEE
MINUTES OF MEETING
MARCH 11, 2026**

Hybrid meeting

MEMBERS PRESENT: Chandler Noyes, Chair; Cathy O'Brien, Vice Chair; Gail Albert; Jon Cocina; Jason Girard; Christine Haines; Sean MacFaden; Sarah Nilsen; Chris Rottler

MEMBERS ABSENT: None

STAFF PRESENT: Shayne Geiger, Stormwater Superintendent

OTHERS PRESENT: Tracey Beaudoin, Chris Cunningham, Julie Cunningham, Doug Goulette, Cecilia Halliburton, Chris Simons, Joplin Wistar

1. Call to Order
2. Review and Approve Agenda
3. Approval of Minutes (2-11-2026)
4. Disclosures/Potential Conflicts of Interest
5. Public Comments
6. Pre-Application meeting: Ruanne Thompson Road Major Subdivision
7. March 12th Meeting with PC Re: Town Plan Update
8. Land Conservation Opportunities
9. AVCC Tiny Grant (Due April 11)
10. Other Business
11. Adjourn

1. CALL TO ORDER

Mr. Noyes called the meeting to order at 7 PM.

2. APPROVAL OF AGENDA

CHRIS ROTTLER made a motion, seconded by JASON GIRARD, to approve the agenda. Motion passed 9-0.

3. APPROVAL OF MINUTES

This was tabled until the April meeting.

4. DISCLOSURES/POTENTIAL CONFLICTS OF INTEREST

None.

5. PUBLIC COMMENTS

Mr. Wistar of the Bike & Pedestrian Path Committee provided an update of his committee's work and discussed potential collaboration opportunities.

6. PRE-APPLICATION MEETING: RUANNE THOMPSON ROAD MAJOR SUBDIVISION

Mr. Goulette, of Bowman Consulting, presented on behalf of the applicant. This project consists of a subdivision of Parcel 255 and 291 Thompson Rd, containing four new lots. 291 Thompson Rd

is at a higher elevation than 255 Thompson Rd. Water will be individually drilled wells, stormwater will be at the lowest part of the site. There is no associated buffer. A state permit is not required. This project is not mandated to be connected to public sewers and is not in the serviced district. Clarification was given around the buffer zone for wells. There is no anticipated impact to endangered species on site. Concerns were raised and addressed about demarcation on lots of 4, 5, and 6 suggesting that something other than silt fencing be used as well as woody vegetation protection. Test pits will occur for leach fields. No action is needed this evening on the part of the SNRCC, and the official environmental review will be held at a future meeting. The potential of connecting to the public sewer system was discussed. The potential positioning of some of the wastewater systems above the well was noted.

The possibility of purchasing a wildlife corridor or conservation easement was suggested, with Mr. Goulette saying that this could be discussed in the future with the applicant. The possibility of shared septic systems was discussed. Mr. Noyes suggested maximizing development for passive solar gain. The preapplication materials have been deemed complete, however it will not be considered to be fully complete until the site visit is conducted. The environmental review period will start after the site visit. Another public meeting will be held after the site visit, and the SNRCC will submit their recommendations to the Development Review Board. The site visit will be held on either March 26 or 27 at 8:30 AM, with March 28 as a backup date. Adjoining property owners spoke of wildlife habitats and wetland concerns on the property. Mr. MacFadden said that this property is clearly a wildlife connection. Potential conflicts between local bylaws and state planning guidelines were discussed.

7. MARCH 12TH MEETING WITH PC RE: TOWN PLAN UPDATE

Mr. Geiger said that a survey on the Town Plan is now available. The SNRCC will hold a joint meeting with the Planning Commission (PC), SNRCC, and Community and Economic Development Commission (CEDC) to discuss the Town Plan. Mr. Noyes said that it is critical to highlight the importance of community engagement early and often. The Forest Block Subcommittee is working to update mapping and will need to wait several weeks for the regional planning commission to assist. Regarding the Town Plan, Mr. Noyes said that definitions will need to be updated. Mr. MacFadden said that he would like to see more of a focus on climate change, as the Town Plan is an aspirational document. Mr. Noyes said that many of the items in the current Town Plan are still community priorities. Mr. Rottler said that the SNRCC can show contradictions in the current regulations and promote the protection of habitats. Ms. Albert said that it is important to continue to fight for the protection of forest blocks. Ms. Nilsen encouraged the citing of Act 59, which is intended to identify forest blocks and protect biodiversity and wildlife. Ms. Albert noted that the meeting will be joint the CEDC, whose goals may be in opposition to conservation. The Association of Conservation Commissions could be consulted for support with enacting Act 59 into town planning documents. Mr. Rottler suggested that the SNRCC bring up the negative impact of climate change and flooding on economic development, as well as the draw of natural resources in Shelburne.

8. LAND CONSERVATION OPPORTUNITES

Mr. Noyes said that the Town of Shelburne is encouraging the SNRCC to be more proactive in seeking conservation opportunities. The lack of conservation spending is one of the reasons cited for reducing the amount of money in the conservation fund. Ms. Albert said that funding this line

item allows Shelburne to show support for projects and leverage it for additional funds. Mr. Geiger said that it may be worth requesting additional funds from Shelburne to allow for the outright purchasing of land. Ms. Albert said that there is a public perception that land conservation is “taking” land by the government which should be dispelled. Mr. Giguere said that it may be worth pursuing potential conservation opportunities on the Ruanne property. Ms. Nielsen discussed the need to provide concrete details when approaching landowners.

9. AVCC TINY GRANT

Mr. Noyes will reach out to Nature Conservatory staff to see if there is an interest in working together to apply for this grant for trails improvement purposes.

10. OTHER BUSINESS

Scheduling of the Pond Road salamander crossing was discussed. Elections will be held at the April meeting to vote on a Chair, Vice-Chair, Treasurer and Secretary. Funding is available for small projects through the committee matters line item.

11. ADJOURNMENT

GAIL ALBERT made a motion, seconded by JON COCINA, to adjourn the meeting. Motion passed 9-0 at 9:18 PM.

Respectfully submitted,
Darby Mayville & Jamie Harrison
Recording Secretaries