

Brownington Planning Commission Meeting Minutes
Wednesday, September 17, 2025
Town Clerk's Office
6:30 P.M.

Agenda

Attended by: Kate Wolff, Amey Dettmer, Jane Greenwood, Bill Davis(chair), Larry Thompson, Byron Burdick, Pat Cooper, Larry Faust Absent: Mark Hastings

1. Call the meeting to order by Bill Davis 6:50 PM
2. Additions to the agenda- None
3. Approve minutes of last meeting motioned by Jane, seconded by Larry T., All in favor, Larry F. abstain
4. MERP project update
 - a. Nadeau's is currently doing work at the Town Clerk's office, the new heat pump is installed, and the new propane boiler is installed. A new gas line is being dug- Geoff (road foreman and road crew excavated the ditch for the new gas line.)
 - b. We have received invoices from Nadeau's, Green Mountain Solar and NP Foam. Deposits have been paid. We will be requesting reimbursement from BGS for monies paid out for work completed.
 - c. We will be putting a heat pump in the garage. In the following weeks Nadeau's will be starting on the garage, including Gene's Electric updating the lighting.
5. Solar update
 - a. An agreement has been signed with Green Mountain Solar. Bill has given pictures to them of the garage roof structure to be forwarded on to the State of Vermont to achieve a Certificate of Public Good for the solar project. This project needs 45 days for approval and to begin construction. There will be 60 solar panels

located on the backside of the garage roof with 60 microconverters.

- b. As long as we are under construction or under contract by 12/31/25 we will be eligible for the solar rebates. The rebates would total 30% of the total project cost, estimated at \$22,000. This rebate could give us more money to spend on something else. Maybe an energy recovery unit could be purchased for the town building with this rebate to improve air quality.

6. Town land - Trail system - Kate & Jane

- a. Walking the land with a crew Northwoods Stewardship Center on Oct 31st, 9 AM. Amey, Bryon, Jane and Pat will be there. This walk will give us a preliminary idea of the trail design and distance.
- b. We have been given phase 1 Concept questions from Northwoods Stewardship Center. We took time to answer the Phase I concept questions. Amey will send this to Maria.
 - i. Who is the primary audience that will use the trail?
 - 1. Brownington Residents
 - 2. Brownington & Orleans School Students & Faculty(using grants with student participation)
 - ii. What others do you think could use the trail?
 - 1. Neighboring communities
 - 2. Tourists
 - iii. What uses will be allowed on the trail? List all the uses that you want to consider for Phase 1 (hiking, biking, horses, skiing, snowshoeing, snowmobiles etc)
 - 1. Hiking/Walking
 - 2. Cross Country Skiing
 - 3. Snowshoeing
 - iv. What Trailhead(s) (where parking is available) should the Trail connect to?
 - 1. Community Center or Pavilion (not yet built), 2 acre clearingRight on the other side of the school house road, people can use the town building parking lot for now
 - v. Is a loop trail preferred?
 - 1. Yes
 - vi. What are some of the key features/destinations on the property that you would like the Trail to include?

1. The river
2. A picnic area next to the river
3. Tree and plant identification education markings
4. Some bog bridges (depending on permitting and costs required)
- vii. Are there any spots on the property you want to avoid?
 1. Gravel pit , we might need to have fencing to avoid this.
- viii. What would be the ideal trail length (approximately!) that the BPC hopes to accomplish in Phase I?
 1. Whatever makes sense to get the most of the perimeter of the property. We are estimating it to be $\frac{3}{4}$ of a mile.
- ix. Any other notes from the BPC that we should consider when we visit/plan a route?
 1. Consider the trail easily accessible for all age groups. Eventually we do want to at least make a picnic area wheelchair accessible.
- x. Keeping Motorized traffic off the trail?
 1. We may need to have barriers and or signs posted that this is not for motorized vehicles.
- c. Bill did sign the contract with the county forester, which puts us on his schedule for next spring 2026.
- d. There is a teacher at the school that is interested in creating an archery course on the town property.

7. Hazard Mitigation

- a. We do not currently have a plan for evacuation if there is a wildfire in the town, at least Bill could not find this anywhere.
- b. We believe this would fall under the responsibility of the select board. Bill will talk to Marilyn Martinez (selectboard chair) about this to look into it further.

8. Next meeting date

- a. October 15th at 6:30

9. Adjourn. Larry Motion to adjourn, seconded by Jane. All in favor.

Next Steps:

- Bill will look into an evacuation plan and hazard mitigation.

- Amey will send Trail Concept Phase I answers to the Northwoods Stewardship Center.