

TOWN OF STAMFORD
PLANNING COMMISSION MEETING
April 27, 2026
(UNAPPROVED)

Planning Commission: Debra Burchard, Kurt Gamari, ex officio, Lisa Gramlin, Marta Miller, Natalie O'Neil, and James Stimpson.

Alden Finney was not present.

Visitors: Christy Allen, Joshua Anderson, Mike Kuzia Jr, Debra Righi, James Righi, and Pamela Tworig.

James Stimpson called the meeting to order at 6:00 p.m. and opened with the Pledge of Allegiance.

EXECUTIVE SESSION:

The Planning Commission entered executive session at 6:05pm and exited at 6:10pm. The Board voted unanimously to recommend Pamela Tworig to the Select Board for the open seat on the Planning Commission.

HEARING OF VISITORS: None

MINUTES:

MOTION by Marta Miller to accept the regular meeting minutes of April 13, 2026 as written. **SECONDED** by Debra Burchard. All in favor. Motion **APPROVED**.

DISCUSSION:

Lisa Gramlin recapped the status of Act 181. There is currently legislation, S.325, aimed at repealing sections of 181, specifically, Road Rule and Tier 3 critical natural resources portions of the law which was enacted in 2024. The LURB (Land Use Review Board) has currently suspended work on these sections of Act 181 and mapping with the reasoning being high permitting costs and pushback from rural area landowners. The Tier 1 and Tier 2 portions are expected to stay in place. Kurt Gamari pointed out that 60% of Stamford is National Forest, so we're essentially Tier 3 already. Marta Miller believes elevation is a factor. Marta is also concerned that there is no discernment between the cost someone doing a low-impact project and someone creating a development. The issue seems to have become political. Deb Burchard feels that it's overstepping our property rights. Mike Kuzia expressed that Act 250 permitting can make or break you; it's a lot of money if you want to do anything under Tier 3. Jim Stimpson assured that the Planning Commission will continue to stay apprised of the progress of this legislation. Pam Tworig feels the residents and boards need to be kept better informed which she feels is the responsibility of the Regional Commission.

OLD BUSINESS:

As part of the rewriting of the Town Plan the Planning Commission, in conjunction with BCRC, will be conducting a Walking Tour of the Village Center on May 30th @12pm (with a rain date of June 6th). Kurt walked the Village Center this week with Callie Fishburn and Samantha Page of BCRC in preparation for the event. A Visioning Meeting will be held directly following the Walking Tour at 1:30pm at the school to discuss what residents see as the future direction for our town.

The Board refined the questions for the town wide survey which is being conducted in order to gather information to help them in their rewrite of the Town Plan. Surveys will be arriving by mail to each household in Stamford; surveys may be answered online (link provided) or returned to the town office.

BYLAW WORK SESSION

MOTION by Lisa Gramlin to adjourn. SECONDED by Debra Burchard. All in favor. Motion APPROVED. The meeting adjourned at 7:58 p.m.

Lisa Gramlin
Planning Commission Clerk