

Town of Baltimore
Planning Commission
Meeting
Wednesday, November 19, 2025, at 6:30pm
Baltimore Town Office

Attendees: Loreen Billings, David Sigl, Shannan Metzger, Wayne Wheelock and George Wheeler.

1. Call to Order: Meeting came to order at 6:35pm
2. Agenda Review: November 19, 2025
3. Minutes from October 15, 2025 - Motion made and seconded to accept minutes,
4. Comments from citizens regarding items not on the agenda: No Comments
5. Old Business:
Continue updates to the Town of Baltimore Unified -Bylaws (2009)
Discuss Easements and Rights of Way.
 - a. Update Page #7 : Dimensional Requirements: #3 Minimum Lot Size
 - b. Reviewed 4.1 Access and Frontage Requirements
Updated (A) to Vermont Minimum: Min 12 feet, 24 feet Max (25feet in height)
 - c. Reviewed Section 3.10 Recreational Vehicles: remove (1) month at a time and replace with 30 days per calendar year.
 - d. Reviewed Section 4.5 Lot and Yard Requirements:
(E) Setbacks:

All suggested updates have been added to the attached Baltimore Unified Bylaws

7. Discuss agenda for next meeting: Next Planning Commission Meeting will be held on December 17, 2025

Motion made by Shannan and seconded by David S. to assign a special task force to work on Bylaws. Meeting to continue the review and suggested updates November 26, 2025 at 1:00pm

8. Meeting adjourned at 8:25 pm.

Respectfully Submitted,

Loreen Billings,
Baltimore Planning Commission