

Poultney Planning Commission
Meeting Minutes
Wednesday, April 20, 2022 – 6:00 pm
Town Office
9 Main Street, Poultney, Vermont

Minutes

The meeting was called to order at 6:00 pm. Members in attendance included Mary-Sue Reed, Mark Teetor, Neal Vreeland, and Jaime Lee. Others in attendance included Ed Bove of the Rutland Regional Planning Commission, Andrew Ohl, and Henry Piccolo.

1) Adoption of the Agenda

Mark T. made a motion to approve the agenda. Neal V. seconded. No further discussion. Oral vote unanimous, motion carried.

2) Approval of Minutes: March 16 (Regular Meeting), March 23 (Public Hearing), March 25 (Public Hearing Continuation)

Mary-Sue R. submitted several grammatical corrections to the minutes in question. Mark T. made a motion to approve the minutes of March 16 (Regular Meeting), March 23 (Public Hearing), March 25 (Public Hearing Continuation), as amended. Mary-Sue R. seconded. No further discussion. Three of the four members present voted in favor, with Neal V. abstaining. Motion carried.

3) Bylaw Modernization Project

Ed Bove discussed the Bylaw Modernization project with members and described three primary concerns based on his review: (1) the current bylaws, as written, do not reflect Poultney's present layout, and may be pushing development outside of designated growth areas; (2) it would be useful to developers, neighbors and Zoning Administrators for *some* Statutory language to be incorporated into the bylaws, and other statutory language—which can cause needless complication and is generally only reviewed by lawyers, planners and administrative officers—can be redacted, allowing the statutes to take precedence; further, it was noted that several relevant bills are pending, which Mr. Bove will keep the Commission apprised of; and (3) the structure of the Bylaws document should be simplified and streamlined to improve usability.

Ed provided the bylaws from Sunderland to exemplify simplification and opportunities to improve user-friendliness of the Poultney bylaws. Notably, Sunderland categorizes use types (rather than a Table of Uses detailing each use), and Sunderland along with

several other municipalities no longer regulate frontage or lot depth, particularly in built out designated growth areas.

4) Zoning Application Fees

N/A

5) Public Comments and Concerns

Comment was received from the public in attendance.

Andrew Ohl asked how the Planning Commission makes its decisions. Jaime L. and Mark T. responded that decisions come about through a combination of qualitative observations (largely made by the Zoning Administrator and Development Review Board members during the course of their duties) and quantitative information (such as Census data and local/regional studies, as cited throughout the Town Plan).

Henry Piccolo expressed a deep interest in strategic planning and taking advantage of Poultney's natural resources, particularly water resources. When asked where to obtain a copy of the Town Plan, the Commission advised that Mr. Piccolo can review the draft at the Town Clerk's office during business hours. He was also advised to get in touch with Sarah Pelkey, Economic Development Coordinator for the town, as some of the concepts he raised went above and beyond the purview of the Planning Commission.

6) Old Business

- Mary-Sue R. reported that the Trolley Tracks solar project (located on York Street Extension) received their Certificate of Public Good on April 8, 2022
- There was no update available for the Electronic Vehicle Charging Station grant opportunity
- Mary-Sue R. brought to the Commission's attention an article in the April 16, 2022 issue of Seven Days regarding various viewpoints on Act 250, titled *Obstruction Zone*.

7) New Business

N/A

8) Transact Any Other Lawful Business

N/A

9) Adjourn

Neal V. made a motion to adjourn Mark T. seconded. No further discussion. Oral vote unanimous, motion carried.

s/ Jaime Lee, Chair