

## Poultney Planning Commission

**Wednesday, April 3, 2024 – 6:00 pm**

Poultney Town Office, 95 Main Street

### Special Meeting Minutes

The meeting was called to order at 6:00pm at the Town Office, and was accessible via Zoom. Members in attendance included Jonathan Andrews, Doug Langdon (via Zoom), Jaime Lee, Mary-Sue Reed, and Mark Teetor. Others in attendance included Paul Donaldson, Poultney Town Manager, and Logan Solomon of the Rutland Regional Planning Commission (via Zoom).

1. **Adoption of the Agenda** – Doug L. made a motion to approve the agenda. Mark T. seconded. No further discussion. Oral vote unanimous, motion carried.
2. **Bylaw Modernization Project** - Commissioners continued their review of the Unified Bylaws. The following was discussed:
  - a. Several aspects of the remaining work within the scope of Logan S.'s contract to include the clarifying of Section 201: Establishment of Zoning Districts, the addition of exemptions to this section, and providing a proper definition of setbacks.
  - b. It was clarified that the town's contract with the Rutland Regional Planning Commission for the Bylaw Modernization Project has been officially extended until the end of this fiscal year.
  - c. FEMA Flood Insurance Maps
    - Maps are estimated to be available in early 2027.
    - Much larger data sets are being used in the development of these maps; the size and scope of changes to the maps as a result is yet to be determined.
    - Attention will need to be paid while updating the related bylaws due to observed challenges around communication between the state, FEMA, and the associated consultants.
    - The State of Vermont provides pre-approved bylaws that, if adopted, will prevent the Commission from needing to develop Poultney-specific bylaws. Other options include amending the State-provided bylaws or developing our own, both of which would require State approval. It was mentioned that previously, the State-approved bylaws were mostly adopted.
    - The Commission decided that it would be best to wait for working maps of Poultney to become available before addressing this issue. These maps are estimated to be available by the end of 2024 at the latest. At that time, Logan S. has offered to present to the Selectboard on this topic to bring them up to speed.
    - Logan S. also agreed to determine who is responsible for notifying property owners of changes related to the new maps.

**3. Public Comments and Concerns**

The floor was opened to the public for comment. There were no comments from the public in attendance.

**4. Old Business**

N/A

**5. New Business**

The Act 250 Application for the former Green Mountain College Campus was found in compliance with the regional plan and approved at the 3/19/2024 meeting of the Rutland Regional Planning Commission (RRPC) Regional Committee. The application is online here: [Act 250 – 1R0959-1](#) (vt.gov)

**6. Transact Any Other Lawful Business**

N/A

**7. Adjourn**

Doug L. made a motion to adjourn and Mary-Sue R. seconded. No further discussion. Oral vote unanimous, motion carried.