

Poultney Planning Commission
Meeting
Wednesday, August 18, 2021 – 6:00 pm

Town Office & Zoom Hybrid Meeting

Town Office: 95 Main Street, Poultney, Vermont

Zoom: <https://us02web.zoom.us/j/85185295634?pwd=ZzhkeUpmQkkvRHZ4Z2hzMkgydytqdz09>

Meeting ID: 851 8529 5634

Passcode: 284782

Meeting Minutes

The meeting was called to order at 6:03 PM, August 18, 2021. Members in attendance included Doug Langdon, Neal Vreeland, and Jaime Lee. Others in attendance included Paul Donaldson, Zoning Administrator, Judy Leech, Poultney Area Chamber of Commerce, Mary Sue Reed, and Nic Stark.

1) Adoption of the Agenda

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

2) Approval of Minutes: July 21, 2021

Neal V. made a motion to approve the minutes of July 21, 2021. Mark T. seconded. No further discussion. Oral vote unanimous, motion carried.

3) Public Comments and Concerns

The floor was opened to the public for comment.

4) Municipal Planning Grant FY20

Nic Stark was invited to speak on new language proposed for the Town Plan. The language, distributed to those in attendance, centered around branding initiatives. The language generally embraced the concept of branding as favorable and enumerated the various forms such an initiative or initiatives could take. Commission members were in consensus on including the distributed language in the Town Plan draft.

Commission members discussed whether there was a need to reclassify four parcels that lie easterly of College Street and are currently designated as within the College Campus future land use area. Notable properties in this area include the Meeting House, Two Editor's Inn, and the President's House. Other reasonable designations the Commission considered were Village Residential and/or Village Commercial future land use areas, due to their close proximity and the variety of uses allowed therein (either by right or requiring Conditional Use or Site Plan approval). Notably, these uses may be

more fitting to the existing parcels than those uses currently under consideration for the Green Mountain College Redevelopment Area. The discussion was tabled pending comment from Sarah Pelkey, Poultney’s Economic Development Coordinator, who had previously submitted relevant language.

5) Old Business

The Commission continued discussion of the Bylaw changes recently recommended by Regenerative Land Holdings. Meeting materials distributed to aid in this discussion included the Unified Bylaws Table of Uses—trimmed to show only those uses proposed by Regenerative Land Holdings—along with a supplemental guide detailing how each proposed use is presently treated by the Unified Bylaws (if at all). Commission members considered whether uses were generally acceptable for the area, or if they were of such an intensity that they necessitated additional conversation or information.

Neal V. requested clarification regarding Doug L.’s thoughts expressed during the July 2021 meeting. To reiterate, Doug L. had previously suggested that Regenerative Land Holdings furnish a list of the type of uses that would **not** occur on the property, to help citizens better understand the parameters of their proposal and what it is *not*. This request for clarity may also aid in the Planning Commission’s pursuit of *defining* those uses not presently addressed by the Unified Bylaws.

6) New Business

N/A

7) Transact Any Other Lawful Business

N/A

8) Adjourn

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

s/ Jaime Lee, Chair