

Poultney Planning Commission  
Meeting  
**Wednesday, February 16, 2022 – 6:00 pm**  
Town Office  
9 Main Street, Poultney, Vermont

Meeting Minutes

The meeting was called to order at 6:00 pm. Members in attendance included Doug Langdon, Mary-Sue Reed, Mark Teetor, Neal Vreeland, and Jaime Lee. Others in attendance included Paul Donaldson, Zoning Administrator, Kimberly Carter, and Judy Leech.

**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) Approval of Minutes: January 19, 2022 and February 2, 2022 (Special Meeting)**

Doug L. made a motion to approve the minutes of January 19, 2022 and February 2, 2022 (Special Meeting). Mark T. seconded. No further discussion. Oral vote unanimous, motion carried.

**3) Unified Bylaw Update**

Members continued their discussion of the “band-aid” update of the Poultney Bylaws to allow for redevelopment of the parcel that formerly housed Green Mountain College. Jaime L. described slate-related changes that had been made by the Selectboard in May 2018; those changes will be incorporated into the working draft of the bylaws in a different color, and the text therein preserved.

The Commission discussed Planned Unit Development, the relationship between Planned Unit Developments and open space, and other provisions of the bylaws, including the incorporation of general Conditional Use regulations per Vermont Statute. The Conditional Use language inspired by Middlebury’s zoning regulations was generally preferred over the language from Killington (both distributed on February 9, 2022), as it added specificity that may be useful for the Development Review Board upon making any findings of fact in future deliberations. The Commission also discussed adding a page to the bylaws that provides a revision history, as well as providing guidance for developers to make the bylaws more intuitive. Jaime L. offered to review the subdivision language in the bylaws to ensure that a Planned Unit Development may be reviewed concurrently with proposed subdivision of land.

The Commission decided to hold an additional special meeting on Wednesday, February 23<sup>rd</sup>, 2022 at 6:30 PM to continue the discussion with a full draft in hand.

**4) Public Comments and Concerns**

Kimberly C. noted that there was a difference between “Green Space” and “Open Space.”

**5) Old Business**

The Poultney Selectboard will be holding the first of their public hearings for Town Plan adoption on Wednesday, February 23<sup>rd</sup> at 4:00PM at the Town Office.

**6) New Business**

Mary-Sue R. provided an update on the Electric Vehicle Charging Station grant. She has met with Sarah Pelkey and Dan Mackey from GMP to further the discussion. The grants available are intended to serve multi-unit housing (10+ units) wherein  $\geq 50\%$  of occupants are considered low income. Several properties in town may be eligible; Sarah P. is contacting two of these property owners, Mary-Sue R. is contacting another, and Dan Mackey is assisting with GMP.

**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