

Poultney Planning Commission
Special Meeting
Wednesday, February 2, 2022 – 6:00 pm
Town Office
9 Main Street, Poultney, Vermont

Special Meeting Minutes

Pursuant to 1 V.S.A. § 312(C)(2), the Poultney Planning Commission warned a Special Meeting to review updates to the Poultney Unified Bylaws.

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, Carol Bunce, Selectboard member, Judy Leech, and Leo Gibson.

1) Adoption of the Agenda

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

2) Unified Bylaws Update

Members discussed a “band-aid” update of the Poultney Bylaws to allow for redevelopment of the parcel that formerly housed Green Mountain College. Jaime L. described the process of updating and presented language around Planned Unit Developments along with a draft Written Report to demonstrate that such an update would be in compliance with the Town Plan.

Members discussed the option of treating Planned Unit Developments as a Conditional Use. Neal V. described the existing bylaws as having use-specific conditions, and cautioned that treating PUDs as a Conditional Use without identifying the specific uses allowable would give the Development Review Board too much discretion. Doug L. remarked that Middlebury or Killington may provide a different and worthwhile mechanism to consider.

The Commission decided to move forward with determining appropriate conditions for the uses previously proposed by Regenerative Land Holdings (RLH): Retail, Spa/Fitness Center, Multi Family, Micro-brewery/Distillery.

The Commission agreed to hold an additional special meeting on Wednesday, February 9, 2022 at 6:30pm in the Town Office to continue the discussion.

3) Public Comments and Concerns

Leo G. commented that he was pleased to see progress, and acknowledged that a framework needs to be in place at the local level in order for the RLH project to proceed.

Carol B. asked to clarify part of the planning process.

4) Old Business: N/A

5) New Business: N/A

6) Transact Any Other Lawful Business: N/A

7) Adjourn

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

s/Jaime Lee, Chair