

Poultney Planning Commission
Meeting

Wednesday, July 21, 2021 – 6:00 pm

Town Office & Zoom Hybrid Meeting

Town Office: 95 Main Street, Poultney, Vermont

Zoom: <https://us02web.zoom.us/j/85185295634?pwd=ZzhkeUpmQkkvRHZ4Z2hzMkgydytgdz09>

Meeting ID: 851 8529 5634

Passcode: 284782

Meeting Minutes

The meeting was called to order at 6:00 PM, July 21, 2021. Members in attendance included Doug Langdon, Neal Vreeland, and Jaime Lee. Others in attendance included Judy Leech, Poultney Area Chamber of Commerce, and Mary Sue Reed.

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: June 16, 2021

Members discussed amending the minutes of June 16, 2021 to reflect that Regenerative Land Holdings, LLC is the new owner of the Green Mountain College campus.

Neal V. made a motion to approve the minutes as amended. Doug L. seconded. In further discussion, Doug L. noted that he had suggested 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*.

Oral vote unanimous, amended minute approved.

3) Public Comments and Concerns

Mary Sue Reed inquired as to *how* and *where* notice of the Planning Commission's regular meeting is posted, having been unable to find the information online. She recommended that the Poultney Town website be updated to include a list of members and the schedule of regular meetings. Judy Leech asked about the differences between the Planning Commission and the Development Review Board.

4) Municipal Planning Grant FY20

Members discussed outstanding items to be incorporated into the Town Plan Update, including:

- (1) Incorporating a description of Green Mountain College Redevelopment Area (previously referenced as College Campus on the Future Land Use Map);
- (2) Revisiting the description of the Village Industrial area to ensure it aligned with views expressed by the public in previous meetings; and,
- (3) Incorporating some language in regard to formulaic business models (so called 'chain' businesses) so that the updated Town Plan would lend support to future initiatives to further research this matter.

Notably, as it pertains to Item 1 and describing the Green Mountain College Redevelopment Area, members acknowledge a need to revisit the Future Land Use (FLU) Map and align the newly described area to appropriate parcel boundaries. Currently, the Two Editors Inn and President's House fall within the College Campus area, but uses on these properties may be better dictated by the regulations presently governing the Village land use areas, specifically Village Residential (VR) or Village Commercial (VC). The Commission will take a closer look at the FLU map and the present uses allowed in VR and VC at the next regularly scheduled meeting to make a determination.

5) Old Business

The Commission continued discussions of the Bylaw changes recently recommended by Regenerative Land Holdings. Ahead of the next regular meeting, Jaime L. will provide a spreadsheet of each of the uses discussed within the recommendation, mapped to any existing, relevant language from the current version of the Unified Bylaws.

6) New Business

N/A

7) Transact Any Other Lawful Business

Planning Commission member Russ H. was absent from the meeting, and is likely to have relocated out of town as previously announced. Jaime L. will reach out and, if true, request he submit a letter of resignation to the Selectboard, at which point the Planning Commission will have a vacancy to fill.

8) Adjourn

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

s/ Jaime Lee, Chair