

Poultney Planning Commission
Public Hearing
Friday, March 25, 2022 – 6:00 pm
Poultney Fire House
55 Fire House Lane, Poultney, Vermont

Minutes

The Hearing was called to order at 6:00 pm. Members in attendance included Jaime Lee, Chair, Doug Langdon, Mary-Sue Reed, and Mark Teetor. Others in attendance included Paul Donaldson, Zoning Administrator, and Mark Flynn.

1) Public Comment

Chairperson Lee opened the floor to public comment. Mark Flynn, who spoke regarding the phrase “character of the town”, inquired if there should be a global definition for this. Lee noted that, as it pertained to aesthetics, such “Design Review Standards” were at one time considered and rejected by the town years ago, but that improved definitions that spoke to character were included in the proposed Conditional Use Review language. These include quantifiable impacts such as impact to schools, infrastructure, etc.

Flynn inquired if odors and noise levels from new buildings will be considered. He recalled the hemp operation in his neighborhood where there were complaints about noise and odors. The business owner made no effort to allay noise nor odor. Lee explained that the Performance Standards have these, especially when adjacent to residential areas. The hemp operation was in town for such a short time that the Town didn’t have the opportunity to take action against the owner.

Flynn would like a bank to set up business in town, with the requirements: Permitted vs. Site Plan Review. He wondered if both banks and professional buildings should have the same considerations. Discussion ensued on the variety of professions and possible issues: medical and dental waste, traffic. Langdon felt that banks would locate to areas with the least number of hurdles to overcome. It was agreed to that Banks, as a newly allowed use in the Table of Uses for the College Campus district, would be changed to Site Plan Review from Permitted.

Based on the recent vote on allowing cannabis retail businesses in town, Flynn expressed concern that a business can be “grandfathered-in”. Lee replied that the state controls parts of the operation, and we are not constitutionally able to limit use. Businesses would apply for a permit for a medical clinic which is Site Plan Review or retail business. Flynn inquired about manufacturing, as the property near him is

Agricultural/Manufacturing. Planning Commission cannot limit Agriculture uses, only structures. Langdon notes there are restrictions against odors in the Village, so there would be controls on hemp processing.

Flynn inquired about the helicopter noise coming from the campus. Zoning laws do not allow the construction of a landing/takeoff pad, but personal use is allowed as long as FAA regulations are followed.

The meeting was adjourned at 6:25 PM.

s/ Mary-Sue Reed, Jaime Lee