

Poultney Planning Commission
Special Meeting
Wednesday, September 29, 2021 – 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, Neal Vreeland, Mark Teetor, and Jaime Lee. Others in attendance included Paul Donaldson, Zoning Administrator, Sarah Pelkey, Economic Development Coordinator, Judy Leech, Dan Kowalski, and Leo Gibson of Regenerative Land Holdings LLC.

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) Unified Bylaws & Town Plan Updates: Discussion with Economic Development Coordinator

Alongside Sarah P. and Leo G., the Commission discussed those uses that Regenerative Land Holdings LLC (owners of Green Mountain College) wished to implement first on their property: Distillery, Retail, Warehousing, and Hotel. Leo G. offered to provide proposed language (definitions and regulations) for the Planning Commission's consideration. The Commission discussed the various mechanisms by which these uses could be regulated by the Unified Bylaws, including as a Planned Unit Development, or as individual uses subject to Site Plan or Conditional Use Approval.

Materials distributed included Planned Unit Development verbiage from the Town of Castleton; Vermont Statutes on PUDs; initial draft language for a PUD mechanism in the Poultney Bylaws; excerpts from where the College lands were discussed within the drafted Poultney Town Plan; and Future Land Use Maps showing parcels in the Village.

3) Public Comments and Concerns

Judy L. inquired about Planned Unit Developments. Dan K. expressed some curiosity in joining the Planning Commission.

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