

**Poultney Planning Commission
Meeting Minutes
Wednesday, August 2, 2017 - 6:10 PM
Poultney Town Offices**

Chairman Mark Teetor called the meeting to order at 6:10 P.M. Commission members in attendance included Neal Vreeland and Pattie McCoy. Others in attendance included Paul Donaldson, Zoning Administrator, and members of the public (see Attendance Sheet attached). Paul Donaldson had noticed the meeting for 6PM instead of the normal 6:30PM, thus the odd start time.

Purpose: The continuation of hearings conducted on June 27 and July 6 to hear additional information regarding a Petition to repeal certain sections of the Poultney Unified Bylaws.

Discussion regarding Section 417

Members of the public in attendance that conduct, or have interest in quarrying, provided comments and testimony that they desired a 25 foot setback form all quarrying activities and their ancillary matters. They likened it to the same as setbacks for any other matters, including buildings, outbuildings, etc.

Discussion regarding a plan for reclamation pursuant to Section 1424, and the expenses to reclaim the land.

Discussion about the difficulty of keeping the public out of quarry land and the sufficiency of gates to do so. Although most quarries had some sort of chain or gate at roadway entrances, they could not be completely enclosed with fence or gates given the vast expansions of some quarry holes. Discussion that only entrances from public roads need be gates, chained, or blocked so as to stop vehicular traffic.

There as a consensus that trucks must abide by weight limits.

Charlie Brown discussed the fact that he has put deed restrictions on some parcels he has created so landowners acknowledge that their house will be in proximity to quarry holes.

Discussion that an acre of land is roughly 208 feet by 208 feet, and a 200 foot setback is overly burdensome to quarry properties. There are some quarries that given their size, all, or near all of them would potentially be restricted if there is a 200 foot setback.

Section 418 discussion

There was much discussion of what constituted “processing” and the inability to do much of the pre-finish milling inside. The consensus seemed to be that rendering slate into finished marketable product would be required to be conducted inside.

Neal Vreeland opined that Section 417 and 418 applied to new quarries and not to pre-existing quarries.

Neal Vreeland made a motion:

1. to revise §417 to remove the requirement of a plan for reclamation;
2. to revise §1424 to make it read “any development of a site . . .” to make it more consistent with the definition of development defined elsewhere in the PUBs. Addition of a cross- reference to the other exemptions for slate quarrying activities and for driveway maintenance. To add some objective standards as a guideline for the ZA to follow in issuing a permit under section 1424;
3. to revise the preamble to ARTICLE V about uses permitted subject to conditions to specify that these conditions only apply in connection with new applications and are not applicable to otherwise protected pre-existing uses and structures;
4. to revise §418, to define processing as rendering slate into a final marketable product, i.e., tile or shingle, to be required to be completed inside.

Motion seconded by Pattie McCoy. Motion carried.

Neal Vreeland made a motion to reduce the 200 foot setback required in Section 417 A to make it 100 feet from a residence/pre-existing house, and not a property line. There was no second to the motion. Motion did not carry.

Linda Michels addressed the board related to Section 1424, and the need to balance out the rights of people to place fill on their lands in proportion to the size of their plot. The need of erosion control plans particularly as it relates the Lake Shore District.

Mark Teetor asked for a motion to adjourn the meeting. Neal Vreeland made the motion. Pattie McCoy seconded the motion. Motion carried. Meeting adjourned.

Planning Comm Mtn 8-2-17

Jude Niles

Chris Smith
Richard Rupe

Charles Brown

Tom Colvard

Steve Taran

Bob Williams