

Minutes of Planning Commission Meeting
August 24, 2016

Present: William Chmielewski, Carole Duquette, Cherry Hopson, Edgar Corey, and
Felix Reed

Meeting was called to order by Chairman William Chmielewski at 7:05 p.m.

Minutes of the April 27 meeting were read and approved. Motion by Carole. 2nd by
Felix. Passed unanimously. Minutes of the July 27 meeting were read and approved.
Motion by Edgar. 2nd by Felix. Passed unanimously.

Cherry mentioned that Ed Bove from Rutland Regional Planning Commission attended
last night's selectboard meeting and reported on the work the RRPC is doing. The
selectboard voted to appoint Joy Brewster as Wells' representative to the RRPC.

William said the RRPC suggested to him that Wells might want to designate a Town
Center. Members discussed the possibility and where the boundaries might be drawn
for such a designation. More information is needed before any decision is reached.

The Commission discussed the Town Plan. The RRPC told William that the flood
section of Pawlet's plan might be too lengthy for Wells and that Wells might do better to
adapt the language in Danby's plan, which is more concise. Flood hazard and fluvial
erosion areas in Wells will be identified in our plan.

William will get copies of the flood sections of Danby's plan and relevant maps of Wells
for all the commission members. They will be made available at the town office.

William read the legal requirements for scheduling hearings on the Town Plan and
posting notices

A special meeting was scheduled for Thursday, September 8, at 7:00 p.m. at the school
to complete the draft of the Town Plan and to plan for the hearings.

There were no audience comments because there was no audience present.

Felix made a motion to adjourn at 8:17 p.m. 2nd by Edgar. Passed unanimously