

TOWN OF WELLS PLANNING COMMISSION
SPECIAL MEETING
Minutes of February 27, 2025
Wells Town Hall

Attendance:

Members – Steve Miller, Chair; Sharon Corey, Secretary; Cheryl Woodruff, Fran Gilman and Heather Thomas

Audience – None

Special Meeting was called to order by Chair Steve Miller at 6:32pm to work on the Wells Town Plan.

Agenda for 2/27/25 was approved for the meeting.

Approval of Minutes from the 2/12/25 Meeting –

Minutes for the 2/12/25 meeting were handed out by the secretary. Fran Gilman made a motion, seconded by Heather Thomas to accept the “Special” meeting minutes as written. Motion passed unanimously.

Correspondence – NONE

Public Comment – NONE

Updates/Proof Reading of Draft 2025 Wells Town Plan.

Heather stated she has sent the Draft 2025 Wells Town Plan to the towns of Poultney Natural Resource Conservation District including Poultney, Pawlet, Middletown Springs and Tinmouth, VT. Heather has heard from Poultney and Pawlet. There has been no response from Middletown Springs or Tinmouth. Heather also stated Public Notice for 2025 Wells Town Plan was put in the Granville Sentinel which is out of Granville, NY. Granville Sentinel will also put the Public Notice in the Lakes Region Free Press which is now digital. Granville Sentinel will send a bill to Wells Planning Commission. Sharon asked Heather if she had time to work with her on multiple corrections that need to be made that she found when proof reading the Town Plan. Heather stated that she did not have any available time and asked for the corrections to be emailed. Sharon stated there were too many to put into an email and would be easier to meet. Heather stated that Sharon had an older version that she had proof read and that some of the corrections had already been made. Sharon disagreed and asked for confirmation of Sections 5.3 and 5.5 being in her version as she did not have it in the one she had. Heather stated that she had added those sections into the plan. There was additional discussion regarding errors

but due to disagreements the Commission agreed that they have done enough on the 2025 Wells Town Plan.

Next meeting is a Special Meeting for the Public Hearing on the Draft 2025 Wells Town Plan and is scheduled for Wednesday, March 19th at 7:00pm at the Wells Town Hall. Commission discussed the Public Hearing and decided we should print a couple of copies of the Town Plan for the public to look over. Those Commission members that wish to attend need to be at the Town Hall no later than 6:45pm.

Next regular meeting will be Wednesday, March 26, 2025 at 6:30pm.

Cheryl Woodruff made a motion to adjourn the meeting at 7:05pm, seconded by Fran Gilman. Motion passed unanimously.

Respectfully Submitted,

Sharon Corey
Secretary

Steve Miller, Chair

William Chmielewski, Vice Chair

Sharon Corey, Secretary

Cherry Hopson

Heather Thomas

Fran Gilman

Cheryl Woodruff