

TOWN OF WELLS PLANNING COMMISSION  
REGULAR MEETING  
Minutes of February 5, 2025  
Wells Town Hall

Attendance:

Members – Steve Miller, Chair; Sharon Corey, Secretary; Fran Gilman, Heather Thomas  
Audience – Don Preuss

Meeting was called to order by Chair Steve Miller at 6:45pm.

Quorum was confirmed to have the meeting with 4 members in attendance.

Approval of Minutes –

Minutes from the January 29, 2025 meeting were handed out by the Secretary. Fran Gilman made a motion, seconded by Steve Miller to accept the minutes. Motion passed unanimously.

Public Comment –

Don Preuss explained to us that there are three kinds of meetings we can have: 1) Regular, 2) Special and 3) Emergency. Notices of such meetings must be posted in three places within 5 days for a Regular Meeting and 48/72 hours for Special/Emergency Meetings.

Our three places of posting shall be 1) Wells Post Office, 2) Wells Town Office – Foyer, 3) Office Door/Window or on the website. Our Agenda for next meeting shall be posted with notice of meeting.

There are two types of Governing Bodies. The Advisory Body which is the where the Planning Commission falls into. We do not spend money or do any hiring of people. A Non-Advisory Body, such as the Select Board, can spend money and hire people.

Meetings of the meetings must be kept. The public must have the minutes for review within 5 calendar days of the meeting. The Commission has up to 30 days to approve our meeting minutes.

Wells Town Plan Update –

Fran Gilman brought in a list of Businesses in Wells to add to the updated town plan.

Fran also brought all members “The Bus” public transportation paperwork for Section 7.8 including the Bus’s schedule and routes.

Don also mentioned there is a new flood plan map in the town office.

Don also mentioned in the future there will be a charging station for Electric Vehicles. Electric Vehicles will only charge with a credit card.

There was a question on Section 10.8, Is it AM/PM? This will be looked into.

The Planning Commission talked about meeting next Wednesday, February 12, 2025 at 6:30pm to make sure the Town Plan is updated. Fran made a motion to meet next week. Heather seconded. Motion passed unanimously.

Fran made a motion to adjourn the meeting at 8:30pm, seconded by Sharon. 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