

TOWN OF WELLS PLANNING COMMISSION

Minutes of April 23, 2025

Wells Town Hall

Attendance:

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

Audience – Tammy Holcomb, Paul Woodruff Jr. and Dean Corey

Meeting was called to order by Chair Steve Miller at 6:30pm.

Agenda for 4/23/25 was approved for the meeting.

Approval of Minutes from the 4/3/25 meeting –

Steve asked if there were any changes to the minutes. Cherry stated that her name was listed as Cheryl in error and needs to be corrected. Cherry also pointed out that the sentence regarding the select board of 4/8/25 should be removed since their meeting was after this meeting. Heather asked that her reason for being absent at the meeting be added to the minutes which was due to not being available that evening. Fran suggested that absences do not need to be in the minutes and that only list those that are present. That is how other boards do it he said. Discussion ensued. Fran Gilman made a motion to only list the people in attendance at the meetings, seconded by Cheryl Woodruff. Motion was approved 4-1 with one abstained. Minutes were missed being approved with amendments so will need to be done at the next meeting. Minutes will be brought back to the next meeting with corrections.

Rutland Regional Planning Commission –

Heather stated that the re-election of the Wells Planning Commission representatives was not due to RRPC yet and that she thought the special meeting on 4/3/25 was only for reorganization of the Wells Planning Commission. Heather stated that she thought the 2024-2025 position was through 7/1/25. Fran stated that the paperwork was due now for the new year. Research will need to be done to confirm when the appointments start and end. Discussion then ensued to void the vote for the RRPC positions that were done at the 4/3/25 meeting. Fran made a motion to void the vote of the RRPC representatives at the 4/3/25 meeting. Cherry seconded. Motion passed unanimously.

Steve then proceeded to ask for nominations for the Wells Primary Representative on the RRPC. Fran made a motion to nominate Sharon, seconded by Cherry. Heather made a motion to nominate herself, seconded by Cheryl. Steve asked for any discussion. Heather spoke about how she has been representing Wells on the RRPC board since last year and attending all

the meetings and felt she did a good job and would like to continue to do so. No other discussion. Motion passed 4-2 for Sharon to be the Primary Representative.

Steve then proceeded to ask for nominations for the Wells Secondary Representative on the RRPC. Fran made a motion to nominate Steve, seconded by Cherry. Steve asked for any discussion. No other discussion. Motion passed 5-1 for Steve to be the Secondary Representative.

Correspondence –

Heather printed out documents to share with the committee regarding the RRPC coming to a special meeting warned by the Select Board for May 13<sup>th</sup> at 7pm. The meeting is the “Regional Plan Update Phase Engagement Special Meeting” and it is for the RRPC to come and present their plan. They are required to bring their plan to each town for review. Meeting is open to the public.

At this point in the meeting, there was much discussion being done by members regarding inefficiencies of other members responsibilities on the committee. When the discussion reached a level of ineffectiveness, Steve called for the adjournment of the meeting at 7:15pm.

Next meeting is scheduled for Wednesday, May 28<sup>th</sup> at 6:30pm.

Respectfully Submitted,

Sharon Corey, Secretary

---

Steve Miller, Chair

---

William Chmielewski, Vice Chair

---

Sharon Corey, Secretary

---

Cherry Hopson

---

Heather Thomas

---

Fran Gilman

---

Cheryl Woodruff