Town of Wells Planning Commission

Regular Meeting Minutes of June 11, 2025

Wells Town Hall

1. Attendance: Steve Miller-Chair, Sharon Corey-Secretary, Cherry Hopson, Fran Gilman, Cheryl Woodruff, Heather Thomas.
2. Guests: Kim Capps, Dean Corey, Paul Woodruff Jr., Don Preuss.
3. Regular meeting was called to order by Steve Miller-Chair at 6:40pm.
4. Quorum was verified with 6 members present, enough for a meeting.
5. Agenda for the meeting was approved by commission.
6. Review Discussion and Approval of previous Commission minutes:

A: 2/27/2025 - These meeting minutes were read by Secretary Sharon.

Heather Thomas remarked she provided multiple updates to commission members throughout working on the Town plan. She also remarked she is not remembering she stated “done on computer only” and she also stated she provided access and printed copies of Town Plan to everyone on through emails. Cherry Hopson prefers printed copies of minutes done by the secretary. Heather wants it noted she abstains from signing the sheet for 2/27/2025 minutes because they are 3 months old. Don Pruess remarked the secretary has a reputation of not getting the minutes out in a timely manner. Don also stated Cherry cannot make a motion nor sign approving this set of minutes as she was not present at this meeting. Cherry stated to just take her name off signature sheet.

Sharon made a motion to accept these minutes with the amendments -Cheryl Seconded -Minutes approved by Commission.

B: 3/19/2025 “Public Hearing”- These minutes were read by Chair Steve.

Heather stated she never said she would be in charge of public hearing. Heather also

Stated that statements are not included in minutes and all names of guests should be in minutes. Don stated in minutes you list members present at meeting-not the ones absent and why not present. Don mentioned according to State Statues secretary has 5 calendar days to get minutes out. Cherry made a motion to accept these minutes.

Heather Thomas wishes to take 1st paragraph out of minutes.

Cherry withdrew her motion at this time.

Heather then wanted to see attachments-Sharon showed them to her- Heather wants 12/11 minutes removed and 3 emails to her removed. Heather not signing sheet for 3/19 minutes. Fran made a motion to accept these minutes as amended– seconded by Cheryl, Minutes approved by commission.

C: 4/3/2025

These meeting minutes were read by Chair Steve. Heather remarked organizational meeting should have been done sooner than 4/3, heather wants the whole paragraph from RRPC take out-done wrong. Cheryl asked about the warning for the special 4/3 meeting. Eliminate name of who was absent of meeting and add Mary Lee Harris as a guest. Fran made a motion to accept these minutes with the amendments-Cherry Seconded-Minutes approved by commission.

D: 4/23/2025

Don stated no gossip in meeting minutes, and husband is not to be listed. Don remarked that he was utterly appalled that meeting was not adjourned properly. Also, minutes are a representative deal of what goes on. Chair Steve mentioned all minutes represent consecutive behavior by a member. Don did listen to meeting as it was recorded.

Heather wishes to have everything regarding Heather striked out.

Cherry remarked she would hate to write up these minutes-they are very subjective to write.

Heather stated she only sees Steves, Sharons, and Heathers names in minutes. Don remarked minutes reflect a general deal of what happens to be put in the minutes. Minutes now are to far in explaining what happened. Fran stated minutes are more on point what happened point of interest of what is going on. Heather stated minutes have not been available, no pattern exist and an interpersonal battle that is unnecessary. Chair Steve made a motion to accept these minutes with amendment’s-Seconded by Fran-minutes approved by a majority vote of commission. 3 yes 2 no’s and 1 abstained.

1. Correspondence None
2. Updates: Heather from RRPC. She reported there was discussion from Bell Atlantic at 342 Ballard Farm Road, Regional plan-clearing lake hill (in between stage 3 & 4)-info on website. RRPC has a new trainer, Vermont Veta a community economic development.
3. Public comments
4. Chair
5. Secretary- Sharon passed out 2 sets of paperwork on the Open meeting law.
6. Old Business

Discussion of Wells Town Plan and public hearing 2025. Don stated that no one showed up at their public hearing on the plan. Don also remarked Selectboard approved Town plan 2025. Don stated no response from other towns.

1. New Business:

Discuss why and when we need to meet again and next meeting, Chair stated no need to meet regularly now. Fran made a motion to suspend our monthly meetings until something comes up-then notify selectboard -then selectboard will notify chair to schedule a meeting, Cherry seconded Motion. Motion so approved by commission, Heather abstained from voting.

With no other business to come forward, Fran made a motion to adjourn meeting at 7:55pm- Cheryl seconded, motion all in favor.

Steve Miller, Chair\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Cheryl Woodruff \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Sharon Corey\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Heather Thomas\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

William Chmielewski\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Cherry Hopson\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Fran Gilman\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_