

Town of Wells Planning Commission

Meeting held on April 23, 2025 at 6:30 PM at Wells Town Hall

Members present:

Chair – Steve Miller

Secretary – Sharon Corey

Members – Cherry Hopson, Cheryl Woodruff, Fran Gilman, Heather Thomas.

Guests -Tammy Holcomb, Paul Woodruff, two Wells Selectboard members and Dean Corey.

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

Quorum was verified with 6 members present.

Agenda was approved for tonight.

Approval of previous meeting minutes: Minutes of 4/3:

Heather wishes to amend her absence as she was not available due to a previous engagement.

~~Heather remarked (not done at Select Board meeting 4/08/25) improper to put in minutes, and~~

Cheryl Hopson to Cheryl Hopson.

A motion was then made by Fran Gilman to only put members present in the meeting minutes. Motion seconded by Cheryl Woodruff. Motion approved by Fran, Steve, Cherry and Cheryl. Heather disapproved and Secretary abstained from voting.

~~Next Heather stated a rep for RRPC was not due for now. Tammy remarked it is a yearlong position thru July 1st. Heather wishes to void previous nominations for RRPC from 4/23/25 meeting. She also stated it should not have been part of our 4/3 meeting which was electing positions for 2025-2026 year. Fran then made a motion to revote on Sharon as Rep and Steve as alternate Rep. Motion was seconded by Cherry. Heather objected to this motion – motion failed. Heather again expressed unease with the 4/3 meeting about RRPC Rep – she stated the Rep spot was not warned.~~

At this point, a guest, Dean Corey stood up in defense of his wife and spoke on meetings being warned. He was very short and right to the point on speaking. Heather again spoke on her position to RRPC and stated she was asked to go and has attended the meetings. Heather then verbally attacked Secretary Sharon by stating she finds it “very problematic that Sharon cannot do her job as Secretary but wants another position” Chair Steve then asked Heather to calm down. Fran then made a new motion to rescind voting on the position of RRPC rep previously. Cheryl seconded motion – all in favor – motion so carried. Fran made

amended
6-11
See
minutes

a new motion for Sharon to be the Primary Rep to RRPC – motion seconded by Cherry. Motion so carried for Sharon. Then Heather nominated herself for Rep. Voting was by show of hands: Sharon-4 to be Alternate Rep to RRPC. Votes consisting of Fran, Cherry, Steve and Sharon. Heather – 2 voted consisting of Heather and Cheryl. Sharon is now the Primary Rep to RRPC.

Fran made a new motion for Steve to be Alternate Rep to RRPC-seconded by Cherry. Voting was by show of hands: Steve 5 votes consisting of Fran, Cherry, Steve, Sharon and Cheryl. 1 opposed was Heather. Steve is the Alternate Rep to RRPC. Again, after much negative discussion regarding people on Commission and those who have titles not doing their jobs to expectations of a member of our Commission Chair Steve tried many times to regain order of meeting. Heather on behalf of RRPC spoke on a "Special" meeting coming up on Tuesday, May 13th at 7:00 PM at Wells Town Office. This is a special meeting for Planning Commission and the Select Board on behalf of Meeting called by RRPC. Subject: "Regional Plan Update Phase Engagement Special Meetings"

Meeting needs to be posted and/or warned. Not for Secretary Sharon to post/warn. Heather then passed out 5/13 meeting materials.

After this, there was much negative talk regarding positions on the Commission. Heather stated to Steve "you as chair are an ineffective leader" Chair Steve was very upset at this point.

Town Plan – Fran and Paul admitted they looked at it – did not realize link was broken.

Chair Steve stated Town Plan is going forward the way it is - onto Selectboard for their hearing.

Next meeting Wednesday 28th at 6:30 PM.

Meeting was adjourned at 7:15 PM by Chair Steve before he walked out of Meeting because of the negativity.

Respectfully Submitted,

Sharon L. Corey



Kimberly Capps <kcapps@northshiredayschool.org>

meeting minutes

1 message

Mail center <miller9809@yahoo.com>

Sat, Jun 7, 2025 at 11:57 AM

Reply-To: Mail center <miller9809@yahoo.com>

To: Kimberly Capps <kcapps@northshiredayschool.org>

Wells Town Planning Committee Minutes of Meeting

Member in Attendance:

Minutes of Meeting Approved:

4/23/2025

Next Meeting:

Date:

William Chmielewski

Sharron Cory

Fran Gilman

Cherry Hopson

Steve Miller

Heather Thomas

Cheryl Woodruff

Sharron L. Cory
Fran Gilman

Cherry Hopson
Steve Miller

Heather Thomas
Cheryl Woodruff

Date _____

Date 6/11/25

Date 6/11/25

Date 6/11/25

Date 6/11/2025

Date _____

Date 6/11/25