

Poultney Development Review Board Hearing
Hearing Minutes
Tuesday, March 18, 2025 - 6:00 P.M. Poultney Town Hall

Join Zoom Meeting

<https://us02web.zoom.us/j/83935723883?pwd=QnEvcVVrSkN20UpCMIFEM01PTzBjdz09>

Meeting ID: 839 3572 3883 Or Dial: +1 929 205 6099 US Passcode: 989910

Meeting ID: 839 3572 3883 Passcode: 989910

Purpose: On Tuesday, March 18, 2025 at 6:00PM, the Development Review Board will hold a hearing on an application for a Subdivision Approval and a Conditional Use for the subdivision of property into two lots, 8.48 +/- acres with improvements thereon and 60 +/- acres vacant land, with the Conditional Use being converting an Agricultural Building into a combined Agricultural Building, and Slate Processing Facility, on lands owned by Applicants, Charles W. Brown and Mary L. Brown, located at 4925 Route 30 North (Parcel ID # 010112).

The hearing was called to order at 5:30 PM, with notice read by Jaime Lee. No conflicts of interest or ex parte communications were declared, and interested parties (IP) were determined and acknowledged. An oath was administered to relevant participants. Attendees included board members Jonathan Andrews, Jaime Lee, Margaret Mug, and Mark Teetor. Others in attendance included Paul Donaldson (Zoning Administrator), Mary Sue Reed, Charlie Brown (Applicant), Buddy Brown (Applicant), Lee Panzica, and Nic Starc (via Zoom).

Discussion

The Board discussed Section 902(B)(4) as rationale for why the Zoning Administrator could not permit the proposed subdivision as a Two-Lot Subdivision. In accordance with Section 903(B)(3), Mark Teetor made a motion to determine the proposed subdivision constitutes a Minor Subdivision. The motion was seconded by Margaret Mug and approved unanimously.

Applicant Charlie Brown described the proposed subdivision and the Slate Processing Facility. The Board reviewed applicable sections of the Poultney Unified Bylaws' Article 7, Uses Permitted Subject to Conditions, specifically Section 701 (General Standards) and Section 721 (Slate Processing).

Per Section 721, the applicant represented that all slate processing will be conducted within an enclosed structure and activities therein will comply with Vermont law. Under Section 701, the Board found no impact to existing or planned community facilities and services per 701(A), and no undue adverse effect on the character of the neighborhood per 701(B). Regarding Section 701(C), the applicant attested to minimal traffic impacts, as materials are sourced from their own land. Environmental safeguards include two retention ponds for water recycling and biannual MSHA (Mine Safety and Health Administration) inspections, along with strict dust and noise control measures. The closest house site is approximately 200 feet away.

The applicants further emphasized their commitment to sustainable practices, including recycling and honoring Poultney's slate heritage.

Mary Sue Reed asked for specifics regarding the location of the processing building. Charlie Brown responded that the building is barely visible from the road, and that lighting will consist of downlit fixtures.

Jonathan Andrews motioned for the Board to enter deliberative session. Mark Teetor seconded; motion carried unanimously.

Upon returning from deliberative session, Jonathan Andrews motioned to approve the Minor Subdivision and Conditional Use. The motion was seconded by Margaret Mug and approved unanimously.

s/ Jaime Lee, Chair