

**Poultney Development Review Board Hearing  
Hearing Minutes  
Tuesday, March 18, 2025 - 5:30 P.M. Poultney Town Hall**

Join Zoom Meeting

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**Purpose:** On Tuesday, March 18, 2025 at 5:30PM, the Development Review Board will hold a hearing on an application for a Site Plan Review for the conversion of a personal storage building (formerly an auto repair business) to a Retail Store, on lands owned by Applicant, Guardala Salire Inc., located at 21 Beaman Street (Parcel ID # 225005).

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, Lee Panzica (Applicant), and Nic Starc (via Zoom).

Applicant described his proposed retail use as a beer store and growler filling station. No on-site consumption would be provided. He indicated an interest in closing off the Main Street entrance to the establishment, and described placement of planters and signage. Snow and refuse would be handled by the site owner, and the proposed hours of operation are Monday through Sunday, 10am through 7pm.

Mary Sue asked whether the Applicant would adhere to the Dark Skies initiative. Applicant described efforts to comply, installation of motion sensor, downward-facing outdoor lighting.

While updates to the sketch plan were described, Margaret M. requested such updates be submitted in writing or on an updated site plan. Paul Donaldson on behalf of the Town offered to work with the Applicant on sidewalk connectivity.

Historic environmental issues on the site were discussed. Owner testified that environmental testing has been conducted, and tests were returning clean.

Nic Stark discussed the PDRC's signage incentive program and guidelines.

The board agreed that an updated site plan should clearly illustrate loading on the North side of the building.

Margaret M. made a motion the recess the hearing, pending further submissions from the Applicant. Mark T. seconded, oral vote unanimous, meeting recessed at 6:05pm.

s/ Jaime Lee, Chair

DRAFT