

Town of Danby
DRAFT Planning Commission Meeting Minutes
October 21, 2026

Town Office, Danby, VT 7:00pm

<https://www.danbyvt.org/government-information>

Zoom Meeting I.D. – 876 9010 0162

Attendees: Donny Keeler, Dana Heleba, Drea Stoddard, Janice Arnold, Dave Powers, Shelley Taylor

Absent – Hilda Haines

Public – Kim Corey, Sue Crosby, Rick Porter, Tom Fuller, Tracey Porter, Ingrid Halligan

Virtual – Emily Malloy, Micheal Lees, Clifford, Annette Smith, Andrea Myklebust, Andrea Stoeher, Terry Parker, Chris Hardaway

- Meeting called to order at 7:00pm by Shelley Taylor
 - Remote access statement
- Set Agenda
 - Motion to set agenda by Donny, seconded by Dave
 - Motion passes unanimously
- Public Comment
 - Ingrid Halligan
 - Was in environmental court with Fuller Sand & Gravel and asking the board to read about the case, and proceedings
 - Will send the case and information to the board
 - Was a financial burden
 - Life will change if the land designation changes
 - Lived in her house for 17 years before this was an issue
 - Has lived there for 30 years
 - The land change will be unbelievable
 - Sue Crosby
 - Today was a bad day for air quality, it was an asphalt day
 - Could no go outside
 - Tracy
 - Asphalt fumes have been terrible for days
 - Cannot go outside your own home, can't open your windows, can't breathe outside
 - This has been going on for over a decade
 - There will be more use of the plant
 - More fumes, dust
 - Kim Corey
 - Fumes are terrible
 - Cannot go outside, does depend on how the wind blows
 - Settles at times in the area
 - Blasting feels like mini earthquakes
 - Concerns do tie into the land use
 - We are having issues now, it is already on the people, it will only get worse

- Tom Fuller
 - This has nothing to do with the asphalt plant
 - Will always be there regardless
 - This is a land use request
- Review of Town Plan Change Process
 - Read procedure for amending the town plan
 - Review timeline and procedure of what the planning commission is responsible for
 - Contact RRPC for neighboring towns contact information
 - Mt. Tabor, Wallingford, Dorset, Rupert, Tinmouth, and Pawlet
 - Amendment and report need to be sent out to planning commissions or town clerk if there is no planning commission of neighboring towns
 - Executive director of the RRPC
 - The department of Housing & Community development
 - Organizing that have requested notice in writing
 - Report should be written before hearing is set
 - Need clarification from the town attorney
 - Jim Barlow – Shelley will reach out for clarification on section 4 & 7 of town plan amendment procedure
 - If the report presented meets the criteria or if an additional report needs to be written and from the planning commission
 - Motion to set hearing on December 9th at 7pm at Fire House on North Main Street
 - Motion by Dana, Seconded by Donny
 - Yes – Dana, Donny, Dave
 - No – Janice, Drea
 - Motion passes
 - Shelley will reach out to the town attorney for clarifications
 - Motion for a special meeting Thursday 10/29 at 7pm
 - Motion by Donny, seconded by Dave
 - Motion passed unanimously
 - To discuss clarifications from attorney
 - Work on report from planning commission for amendment
 - Would it be beneficial to ask a member of the RRPC to attend the hearing?
 - Drea will reach out to Devon at the RRPC to ask for a staff member to attend hearing.
- Public Comment
 - Kim Corey
 - Feels that in the past people have felt bullied
 - Feels that Tom has been pushing for a hearing date
 - Ingrid Halligan
 - Would you do this for someone else, someone who is not your neighbor
- Motion to adjourn at 7:54pm by Donny, Seconded by Dana
 - Motion passes unanimously
 - Meeting Adjourned

Respectfully submitted
Secretary – Drea Stoddard

