

**Town of Danby**  
**DRAFT Planning Commission Meeting Minutes**

**May 6, 2025**

**Town Office, Danby, VT 6:00pm**

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

**Zoom Meeting I.D. – 876 9010 0162**

Attendees: Shelley Taylor, Drea Stoddard, Don Keeler, Dave Powers, Janice Arnold, Hilda Haines

Absent – Greg Heaton

Public – Tom Fuller, Bruce Hodgins, Anne Marie Hodgins, Tracey Porter, Rick Porter, Terry Parker, Chris Hardaway, Lucinda Crandall, Basil Corey, Ingrid Halligan, Tricia Katz, Craig Moran, Hope Blucher, Barb Martin, Elizabeth Lindenberg, David Lindenberg, Lauren Dever, Bill Payne, Renata Aylward

Virtual – Beth Thompson, Susan Hinkel, Sarah Wilde, Andrea Myklebust

- Meeting called to order at 6:00pm by Shelley Taylor
- Remote Access Statement
- Set Agenda
  - Motion to set agenda by Donny Keeler, seconded by Dave Powers
    - Motion passes unanimously
- Approval of previous meeting Minutes
  - Motion by Janice Arnold, seconded by Donny Keeler
    - Motion passes unanimously
- Public Comment
  - Tracey Porter
    - What is the process for the land use change
    - There will be a presentation tonight
      - There will be a public hearing, vote, and then passed to select board if vote is to do so
      - Same process as last time
  - Barb Martin
    - Submitted a letter to be read, with news articles
      - Asking that the town plan is not changed
- Tom Fuller land use change request
  - Asking again for the land use change, same as last year
    - Last time it was passed unanimously in the planning commission for the recommendation to the select board to consider the land uses change
- Act 181
  - There was training recently regarding the changes
    - The act 250 board is being reconfigured
    - Village designations, town changes
    - There will be a presentation during the Select Board meeting
    - New exemptions
      - State of Vermont is trying to encourage more housing
    - Lots of new things
    - RRPC is visiting all towns in the region to review

- RRPC update
  - Land use maps were presented at the last meeting
    - Will have another chance to review draft with all the graphics, maps etc.
- Old Business
  - Public hearing consideration
    - Does the Planning Commission have enough information to set the public hearing for the land use change
    - Board polled
      - All in Agreement
    - Motion to set a date for the public hearing
    - Could possibly host it at the school to accommodate a larger gathering
    - Motion to having public hearing on June 10<sup>th</sup> at 6pm at Currier Memorial school, pending approval of school use
      - Motion by Donny Keeler, seconded by Dave Powers
        - Motion passed unanimously
  - Beth Thompson asking if the proposal could be read aloud at this meeting
    - Do not have one in front of us
    - Wanting to change the land use designation wasn't this explored last year?
    - There was a problem with the vote last year from the Select Board
      - There was not a majority for it to be approved
      - Can it be put on the town website, the proposal itself
        - Town website is having issues at the moment
        - It can be put on FPF and written copies could be available at the town office
      - Will reach out to the web master and get the proposal put up
        - It could also be mailed
      - Wanted to state for the record that the proposal should be read at the meeting
    - A copy was found
    - Will be read
      - Dated April 10, 2024
    - Agricultural/rural residential to Commercial/Industrial
  - Ingrid Halligan asking if the proposal came from Tom
    - Yes it did
  - Chris Hardaway
    - Land locked was used a lot in the wording, doesn't believe that to be true
    - If parcel is landlocked – abutting properties, would not have access or right away
      - There is a right away to a section of it that is not under consideration
      - The 12 acres would be landlocked under the purchase agreement
  - Sue Crosby
    - Offended by the comment
    - Has a granddaughter that has asthma
    - Wasn't expecting this change coming from the Whelans
  - Bill Payne
    - What is the process for review
    - Voted to go to public hearing
      - More information from public and Fuller would be available and discussed

- Planning commission just makes the recommendation to the Select Board, does not make an official decision
  - Vote
- Select Board would hold a hearing
  - Then make a vote
- Then act 250 hearing
  - A public hearing would have a larger audience, and more information shared and heard
- New Business
  - none
- Motion to adjourn 6:39pm Donny Keeler by, Seconded by Hilda Haines
  - Motion passes unanimously
    - Meeting Adjourned

Respectfully submitted  
Secretary – Drea Stoddard