



Peter Nagrod called the meeting to order at 7:35 p.m. Because of the Coronavirus pandemic, this meeting took place via ZOOM videoconference. In attendance were Commissioners Georgette Cole, Jonathan Dail, Christine Dibble, Dave Hix, and Robert Johnson. Also in attendance was HPC member David Stopak. Chair Peter Nagrod welcomed new members Jonathan Dail (alternate) and Dave Hix (full member). These appointments will be up for approval at the next meeting of the Town Council therefore, votes in this meeting will only be from four PC members.

Approval of Agenda: It was moved and seconded to approve the agenda. The Commission removed #8 (Tennis Court/Garden Review) and added approval of the May PC minutes to the agenda. Approved: 4-0, as amended.

Building Permit Applications: There were none.

Public Ways & Property Permits: There were none.

Public Appearances: There were none.

Approval of the Minutes – June 1, 2022: It was moved and seconded to approve the minutes from the 1 June Planning Commission meeting. There was a minor spelling error. Vote: 4-0, as amended.

It was moved and seconded to approve the minutes from the 4 May Planning Commission meeting. Vote: 4-0.

Discuss Topics for PC and HPC Meeting: David Stopak asked what the PC hoped to accomplish at the proposed extra meetings. He felt the HPC and PC were not on the same page when it came to extra meetings. A discussion about the following ensued:

- Ordinance changes
- Value of historic preservation
- What constitutes a historic resource
- Current Historic Preservation Commission ordinance
- Demolition ordinance
- Preserving homes using an ordinance
- Use of “triggers” to cause a more rigorous review
- Mandatory reviews
- Overlay zones

Robert Johnson stated the discussion keeps getting diverted. He thought the reason for the extra meeting was to review the ordinances, specifically RR-2 setbacks, in order to make the small cottages easier to renovate and occupy.

Process for Following up on Comprehensives Plan Recommendations – Discussion:

Peter Nagrod asked if there were updates. It was reported that the Town Council wanted the Comprehensive Plan to contain non-directive recommendations. There was a lengthy discussion. It was suggested that members review a letter received from Marc Hansen recommending more neutral language.

Identify New Locations for Surveys: The Commission agreed there is a need for a new Corporate Boundary and Zoning map. They also discussed getting an “as built” survey of Railroad Street. Because of the history and confusion surrounding Railroad Street markers, this area is not yet a priority.

Report from Town Council: It was reported that plans for building an edible garden, the Comprehensive Plan, and allowing deer management in the Conservation Meadow were approved by the Town Council. There was a discussion about hunting in the tree line, hunting in the lower field, and giving proper notice to residents.

Border Committee – Update: Peter Nagrod reported the second Town Welcome sign will be installed next Tuesday on Town land across from Roberts Oxygen and moving the dumpster at the Commercial Corner is being considered. The property owner has not been very responsive, but Peter will continue to try to reach her.

Other Business: Peter Nagrod asked the Commission to consider revisiting the ordinance requiring a boundary survey for residents who want to put up a fence. His main reason is the high cost of a boundary survey.

There being no further business, the meeting adjourned at 9:30 PM.

Kathryn L. Lehman, Town Clerk