



Approved: July 6, 2022

Peter Nagrod called the meeting to order at 7:30 p.m. Because of the Coronavirus pandemic, this meeting took place via ZOOM videoconference. In attendance were Commissioners Georgette Cole, Robert Johnson, and Deb Mehlferber. Also in attendance were HPC Chair Boob Booher, Kirk Greenway, Joan Mahaffey, and Jeff McCrehan.

Approval of Agenda: Georgette Cole moved to approve the agenda. Robert Johnson seconded the motion. Approved: 4-0.

Building Permit Applications:

409 Brown Street – fence. Deb Mehlferber said the residents were agreeable to coming down to four feet for the last seven feet of the fence as it approaches Maple Road. The Corner markers were found. Deb moved to approve the permit. Peter seconded the motion. Vote: 4-0 approved.

Public Ways & Property Permits: There were none.

Public Appearances:

Joan Mahaffey – Joan reported there was a For Sale sign at 104 Maple Road. The property is a rental owned by Scott Nagem and his wife Brenda AJ Paknik-Nagem. There is no real estate agent listed and is likely for sale by owner. She reported the online listing includes a two-car garage which implies access to the garage exists. Since access off Cherry Avenue for that property violates Town ordinances, she suggested the owner and any future agents be made aware of this restriction. The Planning Commission thanked her and agreed the PC should ask the Mayor to write to Mr. Nagem. Georgette volunteered to draft a letter for Peter to review before it goes to Mayor Compton.

Kirk Greenway – Kirk gave an update on what his architect is doing since the PC let him know his current draft house remodel does not meet our ordinances. Basically, the architect is getting accurate dimensions of what parts of the lot are available for building on. The resulting “box” will be used to put together another house remodel plan. They are also looking at possible gable dormers and the FHA criteria for second floor dormers.

Jeff McCrehan: Jeff said he was present for the HPC to take notes on the possibility of more relevant ordinances for historic cottages.

Approval of the Minutes – April 6, 2022: It was moved and seconded to approve the April Planning Commission minutes as amended. Vote: 4-0.

Permit Enforcement – Discussion: Chairman Nagrod expressed his frustrations about the lack of enforcement. Specifically, the fence at 100 McCauley Street. The recent sale of the property was a triggering event that should have caused a fence that is currently on Town land to be

moved on to the owner's land. Neither the previous owner nor the real estate agent shared this information with the new owner. The Commission discussed the following:

- Other fences recently installed at 404 4th Avenue and 418 5th Avenue
- Disclosure by real estate agents before the property sale
- Difficulties in going against neighbors
- Difficulties in enforcement after the fact
- Removal of the fence by the Town

Chairman Nagrod moved to require the Mayor to enforce removal of the fence from Town land at 100 McCauley Street. Georgette Cole seconded the motion. Vote: 4-0.

Additional discussion about how to address violations included the following:

- Sending letters with accompanying ordinance(s)
- Following the rules
- Replacement fence at 418 5th Avenue (Needs a permit and property corner)

104 Maple – See Public Appearances

Establishment of More Relevant Ordinances for Historic Cottages: Chairman Nagrod stated the historic cottages need to be protected and making the ordinances more flexible may be a way to help. The Commission discussed the possibility of developing criteria for PC exceptions. They also discussed the following:

- Proposal for an addition at 410 4th Avenue
- Zoning related to the home not the lot
- Setbacks – currently no relation to
- Teamwork with PC and HPC
- Overlay zone
- Problems with RR-2 Zone
- Purpose of certain zones
- Honoring the old cottages
- Preservation lawyers
- Hiring a professional to work with our maps
- New urbanism

Old Business: Items to Revisit:

Comprehensive Plan – The Plan was discussed at the April meeting of the Town Council. Marc and Peggy Hansen's comments were discussed. Concerns about the Plan becoming law were also discussed.

Report from Town Council: There was nothing to report.

Border Committee – Update: Peter Nagrod reported he met with the Woods Committee Chairs and worked on the placement of the new Welcome signs. There was some confusion about the sign placement in various locations (Commercial Corner and a spot closer to the railroad tracks). Joan Mahaffey voiced her understanding about the placement and the vote. She believes the County will determine if our proposed placement on the Cator property is safe.

Other Business: There was none.

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

Kathryn L. Lehman, Town Clerk