



Minutes of the Planning Commission
January 3, 2024

Approved February 7, 2024

Because of the coronavirus pandemic, this meeting took place via ZOOM videoconference. In attendance were Commissioners Georgette Cole, Jonathan Dail, Robert Johnson, and Peter Nagrod. Also present were HPC member David Stopak and resident Paula Puglisi.

Georgette Cole called the meeting to order at 7:31 p.m.

Approval of Agenda: Peter Nagrod moved to approve the agenda. Robert Johnson seconded the motion. Jonathan Dail reported there would be no Gateway Committee update. *Approved 4-0.*

Building Permit Applications: Fence; 409 5th Avenue – Robert Johnson reported that this permit was straightforward with the exception of an abandoned alley in between 409 and 407 5th Avenue. He also explained the original issues with surveys on these properties. This permit will return the boundary line to the middle of the alley. Robert moved to approve the fence permit for 409 5th Avenue. Jonathan seconded the motion. *Approved 4-0.*

Public Ways & Property Permits – WSSC sewer line permit for approval: Georgette Cole reminded the Commission of last month's discussion. She pointed out the addition of the language in red and moved to approve the permit. Robert seconded the motion. *Approved: 4-0.*

Public Appearances: David Stopak representing the Historic Preservation Commission presented additional language (highlighted in yellow) for the Zoning Text Amendment (2023-08). He explained the language came from Section 12 of the subdivision plan. Georgette Cole moved to approve supporting addition of the amended language proposed by the HPC. There was additional discussion. The motion was seconded by Peter Nagrod. *Approve: 4-0.*

Approval of the Minutes – December 6, 2023: Robert Johnson moved to approve the December 6, 2023 minutes of the Planning Commission. Jonathan Dail seconded the motion. A few modifications were made. *Approved: 4-0.*

Update on Reformatted Section 9 Schedule of Standards: Georgette Cole presented the format changes for the document. The Planning Commission Secretary will take care of the changes.

Discuss Planning Commission Areas to Focus on in 2024: Robert Johnson commented about how long the list of action items was from the new Comprehensive Plan. Georgette Cole suggested the Commission members pick something from the list which is of interest to them to work on this year.

- Robert – Town Zoning Map
- Peter – Block Corner Surveys
- Georgette Cole – 2.1.4 Subdivision and Growth Management recommendation

The Commission also discussed the following:

- Getting information about abandoned homes from the Town Attorney
- Considering the Comprehensive Plan a living document
- Environmental Mitigation
- Proper drainage plans
- Possibility of grants and loans for neglected/vacant house
- Mansionization mitigation strategies
- Joint PC and HPC meetings

Report From Town Council - Peter Nagrod reported the following:

- Sewer Work – covered in #3
- Shared use path update
- RASEC Survey – delayed so recommendations can be added to the final report
- Scheduled a meeting with Commercial Corner property owner for 4 January 2024

Gateway Committee: Adopt-a-road sign on Railroad Street looks great.

Other Business: Nothing to report

There being no other business, the meeting adjourned at 8:46 pm.

_____/s/_____
Kathryn L. Lehman, Town Clerk