



This meeting took place via ZOOM videoconference. In attendance were Commissioners Sung Chang, Georgette Cole (Chair), Sylvie Favret, Robert Johnson, Peter Nagrod (TC Liaison), and Historic Preservation Commission member Marilyn Frey.

Severe weather and tornado warnings prevented the meeting from starting on time. Georgette Cole called the meeting to order at 8:24 p.m.

Approval of Agenda: Peter Nagrod moved to approve the agenda. Sylvia Favret seconded the motion.

Approved 5-0, as amended.

Peter Nagrod moved to nominate Georgette Cole to serve as Chair of the Planning Commission for another year. Robert Johnson seconded the motion. *Approved 5-0.*

Building Permit Applications:

122 Chestnut Ave: Robert Johnson reported receipt of a building Permit Application for a fence at 122 Chestnut Avenue. The application is straightforward and will come up for approval at the June meeting.

328 Ridge Road; The first permit at this address was submitted to the HPC in 2020 but the owner, Mel Golden, decided not to submit to the PC at that time. A driveway permit was submitted April 26. The applicant was told that the Commission needs to see the building permit application for the new home before approving any other permits for the site. There is a potential issue with an "open iron pipe found (removed)" marked on the site plan which is located on the northeast corner of the property. Also, the applicant has been told they need to meet with Robert Johnson to clarify the location of all the necessary property markers. An agent for Caruso Homes, employed by the property owner, is working with Bob Booher to submit a house plan for review at the July 16 HPC meeting.

Public Ways & Property Permits: There were none.

Public Appearances: There were none.

Approval of the Minutes – May 1, 2024: Robert Johnson moved to approve the May minutes of the Planning Commission. Peter Nagrod seconded the motion. There was a discussion about the language covering the location of heat pumps. The Town does not approve of the location of heat pumps. *Approved: 5-0, as amended.*

Discuss the Commercial Corner Ordinances and the Potential for Change: After the Commission reviewed Art. VII Section 8, they discussed the Ordinances and the Comprehensive Plan. The PC will continue to review these items. There was additional discussion about the

potential lack of parking, for both residential and retail buildout. Robert Johnson stated the ordinances needed to be updated to fit the Comprehensive Plan.

Peter Nagrod moved to form a sub-group to edit the Ordinances related to the Commercial Corner and present their amendments to the rest of the Commission at the next meeting. Robert Johnson seconded the motion. Approval: 5-0.

Peter Nagrod and Robert Johnson volunteered for this subgroup.

Commercial Corner Update: Peter reported that two trash containers had been moved to the long parking space. They are supposed to be screened. In addition, our ordinances currently do not allow for trash to be picked up on this side of the commercial corner. Robert and Peter will find this section for potential modification.

Report from Town Council: Peter Nagrod reported that road work will happen soon, and the Stormwater management contract will be awarded at the next meeting.

Gateway Committee: It was reported that 12 people took part in the recent trash pickup along Washington Grove Lane; a significant amount was collected and removed. Peter Nagrod has noticed a change in driving habits since the change in the speed limit.

Other Business: The Town will ask for bids to remove the concrete strips at WG Lane and Oak Street and at Center Street. Even though the asphalt will still be there, the concrete can be replaced with dirt and gravel and it will look more like our regular walkways.

Robert referenced 6.231D Commercial Zone concerning loading and unloading when facing a residential zone. There will be further discussion later.

There being no other business, the meeting adjourned at 9:30 pm.

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