



This meeting took place via ZOOM videoconference. In attendance were Commissioners Georgette Cole (Chair), Bob Christin, Sylvie Favret, Robert Johnson, Jeff McCrehan, and Peter Nagrod (TC Liaison).

**Approval of Agenda:** Peter moved and Robert seconded to approve the agenda. *Approved 5-0.*

**Building Permit Applications:**

**328 Ridge Road:** Georgette reported that the 328 Ridge Road application was on hold until after it could be submitted to and reviewed by the Historic Preservation Commission.

**122 Chestnut Avenue:** Robert Johnson explained the plans for a fence at this property. He also reported that four rebar with caps were located. Robert moved to approve the plans for a fence at this address. Georgette seconded the motion. *Approved: 5-0.*

**Public Ways & Property Permits:** There were none.

**Public Appearances:** There were none.

**Approval of the Minutes – June 5, 2024:** Robert Johnson moved to approve the June minutes of the Planning Commission. Peter Nagrod seconded the motion. The Commission decided to remove the COVID language from the beginning of the document and Robert asked for removal of the words “straight forward” as well. *Approved: 5-0, as amended.*

**Discuss First Round Draft Ordinance Changes for the Commercial Corner the Commercial Corner Ordinances and the Potential for Change:** Peter referred to the Ordinances and the Comprehensive Plan that fit with the Commercial Corner. He said that usage (residential and commercial) are the two main items that merit additional discussion. There was a discussion about the following:

- Commercial Corner’s visual relationship with the Town
- Historic portions of the building like the Odd Fellows Hall
- Determining what uses the town residents may consider compatible
- The need to make the new ordinance as specific as possible, avoiding ambiguous language
- Town’s Cluster Development Ordinance

The PC created a sub-group to research better uses for the Commercial Corner and ways to make it more attractive. Only two commissioners are allowed on a subgroup so it doesn’t have a quorum. Peter and Robert both volunteered for this. Peter will do more research into how parking need is determined.

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**Gateway Committee Update:** Peter Nagrod reported that a bid for concrete removal at Oak and Hickory and Center and Hickory has been received. The bid came in at a reasonable \$2,000. The Commission also discussed signage and the removal of a yew tree.

**Other Business:** There was none.

There being no other business, the meeting adjourned at 8:45 pm.

Kathryn L. Lehman, Town Clerk