



This meeting took place via ZOOM videoconference. In attendance were Commissioners Georgette Cole (Chair), Bob Christin (Alternate), Sylvie Favret, Robert Johnson, Jeff McCrehan, and Peter Nagrod (TC Liaison). Residents Bill Earl, Paula Puglisi, and David Stopak were in attendance as well.

**Approval of Agenda:** Jeff McCrehan moved to approve the agenda. Robert Johnson seconded the motion. Robert Johnson asked to add an update to the fence at 205 Grove Avenue. *Approved 5-0.*

**Building Permit Applications:**

**205 Grove Avenue:** An updated drawing of this fence plan was presented. The property lines need to be marked. There was a discussion about PC guidelines and the origin of the document found on the Town website. More research will be done.

**Public Ways & Property Permits:**

**103 Brown Street:** One permit applies to the current driveway partially constructed on Town property on the East side of the home. The other applies to the grassed area between 103 Brown Street and the paved road adjacent to it on Chestnut Road and Brown Street. The permit proposes installing plastic paving grids over prepared gravel and soil which will then have grass growing through the grids. The system allows for modest vehicular use while being more resilient to wear than a regular dirt and grass verge. The HPC has reviewed both permits. Georgette Cole moved to finalize approval for both permits. Robert Johnson seconded the motion. *Approved: 5-0.*

**Public Appearances:** There were none.

**Approval of the Minutes:** Robert Johnson moved to approve the Planning Commission minutes from October 2, 2024. Sylvie Favret seconded the motion. *Approved: 5-0, as presented.*

**Discuss Ordinance Changes for the Commercial Corner:** There was nothing to report.

**Commercial Corner Update:** Still working to schedule a meeting with Bell Properties.

**Report from Town Council:**

- The Stormwater Contract has not been awarded. This will happen by the end of the year. SMI has been chosen for the contract.
- A Special Town Council Meeting regarding the Meadow Restoration project took place November 2. The Council would like the Meadow Committee and the interested residents to reach a compromise. Another meeting with residents and the Committee will be scheduled.
- Parliamentary training is being successfully used. It gives more structure to the meetings.

**Gateway Committee Update:** Peter Nagrod reported we finally received the Adopt-A-Road sign for Washington Grove Lane. Trash collection along WG Lane took place last week. The passageway at the Post Office has been cleared out, although gravel is still needed. The area looks much better. The Committee also discussed the RV parked on 50 feet of Town land at 117 WG Lane. This will be the subject of a future discussion.

**Other Business:**

There being no other business, the meeting adjourned at 8:07 pm.

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/s/  
Kathryn L. Lehman, Town Clerk