

Planning Commission Minutes  
Monday April 25 at 4 pm  
via hybrid (zoom and Town Meeting Room)

- In attendance: Meg Staloff, Brian Holt, John Lebron, Gretchen Havreduk, Economic Development Specialist, Scott Tucker
- Scott Tucker opened the annual reorganization meeting meeting at 4:04 PM
  - Meg nominated John Lebron as Chair; Brian seconded
  - John nominated Brian Holt as Vice Chair; Meg seconded
  - John nominated Angela Yakovleff as Secretary (in absentia), Meg seconded
- Meg moved to vote on the slate of officers, John second; all were in favor.
- John motioned that the Planning Commission set date and time of meeting as 2nd and 4th Monday of the month at 4 pm. Meg seconded. All were in favor.

**Regular meeting opened**

- Possible Additions to the Agenda: None
- Public Comment: None
- Review of first Housing Bylaw Modernization Grant Steering Committee meeting:
  - Brian noted that it seemed like WRC already had some ideas, especially in discussions around second homes and AirBnB's. Meg noted that second homeownership is not intrinsic negative, but was noted as negative because of possible inflation of housing prices, competition with outside capital, and construction of houses which are more desirable as second homes than primary (ie larger, extra bedrooms, more set up for entertaining, whereas locals may want smaller residences/fewer bedrooms)
  - Noted that minutes of the meeting were taken by Sue Westa but need to be sent to Brian to review and send to Jessica for posting ASAP
  - Minutes were forwarded to Brian
  - Brian to check in with WRC staff to ensure that multiple interests are able to be expressed at next meeting and review agenda before meeting
  - next Steering committee meeting in late May/Early June to plan for outreach over summer about public meeting in early fall.
- Reviewed changes proposed to articles 5, 7, 10 as discussed in previous meetings (regarding changes to wording around solar, EV charging stations, outdoor dining areas, and public art definition.)
  - Note to make correction in redline: Article 7, 731 D to "Commercial **and Residential** Parking"
- Commission agreed to proceed with setting up hearing for these changes as reviewed.\
- Meg and Scott Tucker to send John information on how to set up hearing; John to check with Jessica on timing.
- Next meeting May 9th at 4 pm, to set date for hearing on changes
- Meg made motion to adjourn at 5:09; John second, all in favor

Respectfully Submitted,

Meg Staloff, substitute clerk