

*Members Present:* Christian Spalding, Vince Crow, Jeff Goodrich, Jaan Laaspere, Bob Pape, Ernie Ciccotelli, Mary Gorman

Meeting Opened: 6:31 pm

**1. Approve Agenda**

Goodrich moved, seconded by Pape, to approve the agenda.

***Motion passed 7-0***

**2. Public comment for items not on agenda**

N/A

**3. Correspondence**

N/A

**4. Zoning Changes for Housing**

Pape and Goodrich presented the list of ideas for zoning modifications that were included in the packet. These modifications are intended to reduce unnecessary restrictions that could allow diverse housing stock in the village and Rte5/ River Road. The group discussed exploring zoning modifications first and then work on implementing affordable housing policies second.

The group had consensus to review zoning ordinances and subdivision regulations for potential modifications to be discussed at a future meeting related to the following concepts:

- Allow higher density where site capacity exists (Creating Districts)
- Allowing Mixed-use property
- Allow Multi-family dwellings
- Change building height to allow for more than 2 stories
- Allow for mixture of unit types including multi-family
- Eliminate minimum parking requirements

**5. Regional Plan**

The Chair stated that TRORC is in the process of updating the Regional Plan. Laaspere encouraged the group to read the proposed plan and participate in future hearings, if possible.

**6. Capital Planning**

The group discussed elements of the town plan that have a capital dimension, specifically related to the PC. Laaspere and Spaulding agreed to renew discussions with the Selectboard and Town Manager regarding Town Capital Planning.

Goodrich moved, seconded by Pape, to approve minutes with changes

**7. Approve Minutes for 9/24/24**

***Motion passed 5-0 (Gorman and Ciccotelli abstain)***

**8. Public Comment**

N/A

**9. Adjourn**

Goodrich moved, seconded by Crow, to adjourn the meeting at 7:58pm

***Motion passed 7-0***

**Future PC Regular Meeting – 11/12/24 at 6:30 pm at Tracy Hall (also accessible via Zoom)**

Minutes by Vincent Crow on 10/11/24