

Planning Commission Meeting Wednesday, November 6, 2024

Present: Rick Webster, Lee Adams, Dan Malloy, Susan Trentham, Amber Durand, Vicki Lowman-Griffith, Mayor Rich Taylor, Frank Vari, Ed O'Hara, Sarah Ford-Ferrara, Hunter Dann, Tonya Lockwood, Rob Bernstine, Jamie Kendrick (Woodvalley Strategies)

Absent: Bill Staker, Tom Yeager (attorney)

Chair Rick Webster called the meeting to order at 6:30 pm , followed by the pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes:

October 2, 2024

Motion: Dan Malloy made a motion, seconded by Amber Durand to approve the minutes from the October 2, 2024 Meeting. All in favor, motion carried.

Action Items:

File 2024-027 – 59 Basil Ave – 24' x 16' Pavilion

Jen and Sandy Grimes were here to discuss the project.

Motion: Lee Adams made a motion, seconded by Dan Malloy to approve File 2020027 – 59 Basil Ave – 24' x 16' Pavilion. All in favor, motion carried.

Public Hearing:

Motion: Lee Adams made a motion, seconded by Susan Trentham to open the Public Hearing. All in favor, motion carried.

Draft 2024 Comprehensive Plan Joint (PC and Council) Public Hearing

Rick Webster and Rob Bernstine explained the procedures and a joint public hearing was held for the Draft 2024 Comprehensive Plan, to obtain input from the public. A Draft of the Comprehensive Plan was sent to the State and other local agencies for review on August 19, 2024. Notice for the Public Hearing was placed in the Cecil Daily Newspaper on October 9, 2024, and notice was given at Town Hall, on the Website, and on Facebook on October 3, 2024. No comments were submitted prior to the start of the meeting. Jamie Kendrick from Woodvalley Strategies spoke and explained the reasoning/requirements for a Comprehensive Plan and answered questions from the audience.

Planning Commission Comments:

Dan Malloy – part of the process we went through was to ensure exactly what Carolyn Prickett expressed. We want any future development to mimic what we have and look like now.

Amber Durand – the median age of CC is 55, maybe a new development would bring in younger volunteers.

Mayor/Council Comments:

Ed O'Hara – would like the Council to ensure that any planned growth is smart, responsible, and reasonably fits within our existing town feel.

Public Comments:

Carolyn Pricket – When looking at the Comp Plan she sees a vision of Middletown. She feels that Jayne Foard and Elaire would want us to make sure the houses built conform to the existing look of the houses.

Lisa Still – is for growth as long as it is done responsibly.

Linda Dyekman – she was recently informed about the property off of N. St. Augustine being developed because she has concerns regarding traffic.

John Tokash – he is concerned about the school capacity numbers possibly being off. He spoke with a few teachers about that capacity, and they said there may be capacity, but there are not enough teachers.

Bill Green – has anyone discussed the tax increases due to the development of these lands in or around our town. What is a Traditional Neighborhood Development Style.

Barbara Hagan – are you considering the density of the project on N. St. Augustine Rd.

Barbara Myers – the plan mentions the old elementary school property and mentions senior housing and service sector workers. Does that mean low-income? How do you plan to manage that? When thinking about growth you need to consider your community services that are volunteer. Our local fire company has very few volunteers and the regulars that show up are over 60 years old.

Motion: Lee Adams made a motion, seconded by Dan Malloy to close the Public Hearing. All in favor, motion carried.

Action Items:

Draft 2024 Comprehensive Plan

A public hearing was held today, November 6, 2024, and public comment was accepted.

Motion: Dan Malloy made a motion, seconded by Vicki Lowman-Griffith to approve sending a recommendation of approval of the Draft 2024 Comprehensive Plan to the Mayor and Council for adoption, authorizing Town Staff to make any conforming or editorial changes necessary to achieve the Plan's intent. All in favor, motion carried.

Discussion Items

Zoning Administrator Report:

No report was distributed to the Commission, as Rob gave a verbal report. The Zoning Administrator approved 1 permit this month, for a window and siding replacement (wood to cement). The Historic Commission approved this project in 2022. There was also a sign approved last month that is on this report, as well.

Adjourn:

Motion: Amber Durand made a motion, seconded by Susan Trentham to adjourn the meeting at 7:27 pm. All in favor, motion carried.

**An audio recording of this meeting is available upon request.*

Respectfully Submitted,

Tonya Lockwood

Rick Webster, Chair