

**PLANNING COMMISSION****MEETING MINUTES****March 10, 2026****6:00 PM**

**Members Present:** Mitchell Greer, Jeff Buckley, Kerry Guest, Pat Pritchett, Michael Wright

**Members Absent:** David Atwood, Ben Earp,

**Also Present:** Chris Bell (Zoning Administrator)

**CALL TO ORDER:** *Mr. Pritchett* called the meeting to order at 6:00 PM.

**QUORUM:** Five voting members present – the Commission has quorum.

**APPROVAL OF MINUTES:**

A ***motion*** was made by *Mr. Buckley* to accept and approve the meeting minutes of the February 10th, 2026 meeting, 2<sup>nd</sup> by *Mr. Guest* no further discussion – motion carried (5 – 0)

**NEW BUSINESS:**

Mr. Earp submitted his letter of resignation to the Commission. Discussion about recommendations to fill the position were held, followed by nominations to fill the chairperson role. A ***motion*** was made by *Mr. Buckley* to nominate Mr. Atwood to the chairperson role, 2<sup>nd</sup> by *Mr. Guest* no further discussion – motion carried (5 – 0)

**OLD BUSINESS:**

Public Hearing - An announcement by the Zoning Administrator was made regarding the upcoming Public Hearing for consideration of reducing minimum site size and setback in R-1 District and the addition of a Planned Unit Development district on April 6<sup>th</sup>, 2026 at Town Hall @ 6PM.

Trash Disposal - The Town explored several strategies to address the prevalence of unmaintained yards and debris on residential properties. Proposed solutions included expanding Public Works' role in large-item removal, organizing a town-wide community cleanup event(s), and facilitating a volunteer-based program to assist property owners who may require physical or financial support to remove unwanted debris. However, it was determined that a data-driven approach is necessary before selecting a final strategy. A ***motion*** was made by *Mr. Guest* for commission members to compile a list of addresses and descriptions needing improvement prior to the April meeting, 2<sup>nd</sup> by *Mr. Greer* no further discussion – motion carried (5 – 0)


DHCD Property Maintenance Code.

The Commission resumed its review of the DHCD maintenance program, focusing on the specific regulatory and enforcement requirements. Following discussion, the Commission determined that the program would impose an unsustainable administrative burden on Town staff and exceed current fiscal and capacity constraints.

Consequently, the Commission transitioned to evaluating the concept of establishing a Rehabilitation District or Revitalization Zone to incentivize or encourage the restoration of deteriorated areas. These designations would allow the locality to potentially offer targeted incentives, such as reduced fees, tax lien waivers, and flexible zoning. The Commission reached a consensus to conduct further research into these models and initiate informal public surveys to gauge community sentiment regarding potential revitalization strategies.

**ADJOURNMENT:**

A *motion* was made by *Mr. Pritchett* to adjourn, 2<sup>nd</sup> by *Mr. Buckley*; no further discussion – motion carried (5-0)

A handwritten signature in black ink, appearing to read "David Hoover", written over a horizontal line.

Chairman

A handwritten signature in blue ink, written over a horizontal line.

Secretary