**Planning Commission**

**Town of Weston**

**PO Box 98, Weston, VT 05161-0098**

**Minutes of Meeting, April 1, 2024**

Present: James (Lexi) Young, Geof Brown, Tom Ettinger, , and Matt Bachler Morgan Hart

Guest: none

Not Present: Lisa Swett

1. Lexi Young declares a PC quorum and calls the meeting to order at 6:01 pm.
2. Additions / Changes to the Agenda:
   1. None
3. Review re-write of: “Flood Resiliency” and “Housing” by Matt Bachler, Senior Planner with Windam Regional Commission.
   1. **Matt reviewed his revisions to the Housing section:**
      1. Geof mentioned the upcoming 4 town housing project being sponsored by WRC that is being led by Sue Westa. A meeting will be held this Friday at VCS on the 3rd floor starting at 1:30. Lexi and Geof plan to attend.
      2. Tom asked if anything was happening with STR already in town. Geof answered no.
      3. Lexi brought up action item #1 – conduct inventory of housing needs. Matt explained other towns are doing this and that this was an item carried over from the last town plan. This would be a very detailed study if Weston wanted to pursue. Possibly some of this will come from the 4-town study. Based on the discussion, this is a superfluous statement, and it was decided to remove it.
      4. Lexi brought up the that #8 (discourage conversion of residential housing into commercial) in policy is not what we really want. Change the language to “supporting mixed used property – residential with commercial”.
   2. **Matt reviewed his revisions to Flood Resiliency section:**
      1. Lexi suggested a new action step for adding fluvial erosion regulations and having a review of all flood policy / regulations annually to ensure we are eligible for maximin federal and state funds; this refers to the last proposed paragraph under the Fluvial Erosion Hazard Areas.
      2. Geof suggested that the newly form WFRC review this section to propose further modifications. Geof will own this action step.
4. Town Plan Update: Review of sections “Land Use” and “Economic Development”. Discussion led by Matt Bachler.
   1. **Matt reviewed first Economic Development:**
      1. Lexi suggests that there be a number 4 and 5 on page 37 under Recommendations for Action that suggests:
         1. Create an additional commercial district.
         2. Consider a wastewater option / facility using modern technology that would allow for increased density / housing within the village.
   2. **Matt reviewed Land Use:**
      1. The Proposed Land Use Map was reviewed for general information and to understand the needs for improved zoning, due to the lack of clarity between land use districts / redundancy of districts.
      2. The PC believes there is an opportunity to update the proposed land use districts to support future zoning changes and understands to do this we will need to start with small steps and then go from there.
5. Approve Minutes- March 4, 2024– Lexi motioned to approve; Morgan seconded. All in favor.
6. New and Old Business:
   1. None
7. Lexi motions to adjourn the meeting at 7:37 pm. Lisa seconded the motion. *Motion passes unanimously*.

Approved: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_     James Young, Chair            Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Submitted: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Geof Brown, Secretary Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_