

Irvington Planning Commission

Report of 12-2-25 PC Meeting to Town Council

Attendees at PC Mtg: Marston Smith, Ruth Fuller, Jeremy Taylor(non-voting since not yet reappointed), Steve Strait, Vivian Ralls, David Clarke and Tom Chapman, also Justin Nelson, Lee Taylor, and a number of residents.

1. PC approved a motion by a vote of 5-1 to recommend TC approval of CUP#2025.sew that would allow the addition of a two bedroom suite and garage for transient occupants.
2. Irvington does not allow apartments in Town by our code. In addition, our 2022 Town Survey found that only 24% of residents supported apartments. However, we have a number of apartments in our B-1 district e.g. one over the Dredge Complex and one over the Kipp office. Since allowing a business to have an apartment over a shop/office would make it more economical to open a business and be consistent with current B-1 reality we are developing language to update our code. In addition we are reviewing the language on transient accommodations in our B-1 code and will bring forward recommendations in the future.
3. Marston Smith gave a status report on his Public Safety and Traffic Calming Committee. He plans on one more committee meeting next week prior to finalizing the committee's work and presenting the revised report for PC review in January or February.

Report of 12-5-25 Broadband and Cell Service Committee

1. Micheal Schmid and Phil Robinson working with Breezeline and adding internet monitoring stations in town have improved system reliability. Also Breezeline has upgraded the Town from a 1 node system to a 2 node system further increasing reliability and enabling improved diagnostics.

**Respectfully Submitted,
Tom Chapman, PC Chair
12-10-25**